

STATE OF SOUTH CAROLINA

RESTRICTIVE COVENANTS

COUNTY OF AIKEN

**KNOW ALL MEN BY THESE PRESENTS**, that Gloria Fischer and Diane Braswell do hereby place upon, impose and declare restrictive covenants upon the following described property:

All those pieces, parcels or lots of land with the improvements thereon situate, lying and being in Edgefield County, South Carolina being shown as LOTS 1 and 2 each containing 1.06 acres shown on a plat by John M. Bailey, RLS dated March 18, 2019 and recorded herewith in the Edgefield County Clerk of Court's Office in **Judgment Roll** 40229 \_\_\_\_\_. For a more specific description, reference should be made to the aforesaid plot which is made a part and parcel hereof.

Said restrictions are to attach to and run with the land and be binding upon all future grantees of the above tracts, their heirs and assigns. The restrictions for both lots are as follows:

1. Lots are for residential use only.
2. Lots may not be subdivided.
3. Only one residential unit with an additional mother in law type cottage or garage apartment shall be allowed. Plans for improvements, including but not limited to buildings, fences, landscaping, driveways and any other improvements must be approved by Gloria Fischer and Diane Braswell prior to construction.
4. At the time of initial placement no mobile, manufactured or modular home older than 5 years will be allowed.
5. All mobile, manufactured or modular homes must be placed upon a permanent foundation with tongues and axles removed and mobile home title retired through the SC DMV. All units must be skirted/underpinned in a permanent attractive manner with brick, stone or stucco.
6. No single wide homes will be allowed.
7. A front set back from Rainbow Falls Road must be at least 75 feet. Side and rear setbacks must be 15 feet.
8. No offensive activities shall be allowed on any lot. No abandoned, non-current tagged or unregistered vehicles shall be allowed on any lot. Lot must be properly maintained with grass and landscaping being regularly maintained. Dumping or storing of trash or allowing the lot to become overgrown and unsightly shall not be allowed.

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REST OF COV 10.00  
OR Book 1744 Page 138 - 139

- 9. Only domestic pets not to exceed three in number shall be allowed on each lot.
- 10. Restrictions may be enforced by Grantors of the lot or any of their successors in title and can only be amended by the consent of owners of the two lots and the Grantors or their successors.
- 11. Restrictions shall attach to and run with the land and be binding upon all successors in title.
- 12. Lot 3 as shown on the aforesaid plat is not subject to these covenants at this time.

In witness whereof the undersigned have executed the foregoing restrictions this 26<sup>th</sup> day of June, 2019.

Witness:

[Signature]  
[Signature]

[Signature]  
Gloria Fischer  
[Signature]  
Diane Braswell

STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN

Personally appeared before me, Gloria Fischer and Diane Braswell who acknowledged that they executed the foregoing restrictive covenants.

Sworn to before me this 26 day of June, 2019.

[Signature]  
Notary Public for South Carolina  
Expires: 1-15-23