

TO WHOM IT MAY CONCERN:

The following are restrictive covenants affecting CASTLE CREEK, a subdivision according to tax map H-3-8, as recorded in Deed Book 9W page 240 located in PICKENS COUNTY, in the State of South Carolina.

Whereas PAUL and JUDY MASTERSON, owners of the above referenced subdivision desires that all of the above described property be subject to like restrictions for the mutual benefit and protection of the OWNERS and persons who may hereafter purchase or acquire any interest in said property or any portion thereof:

1. TRAILERS: In order to maintain the high standards of the subdivision with respect to residential appearance, trailers, mobile homes and campers, shall not be permitted to be parked or stored on any lot. This prohibition of parking or storage shall not apply to temporary parking for the purpose of construction of a permanent resident and for a period of not more than twelve (12) consecutive months.

2. LAND USE AND BUILDING TYPE: No lot described above shall be used for other than a single family residence. No building shall be erected, altered placed and/or permitted to remain on any lot other than one (1) detached single family dwelling with a minimum of one thousand (1,000) square feet of living area per acre. Open porches, carports and breezeways shall not be considered as part of the living area.

3. BUILDING LOCATION: No dwelling shall be located on any lot nearer than fifty (50) feet to any property line.

4. LOT AREA: No lot shall be resubdivided into, nor shall any dwelling be erected or placed on any lot not containing a minimum of one (1) acre in size.

5. OBSTRUCTIONS: No chain link fences or solid walls of any kind shall be constructed or placed on any lot on the front property line. No structure of any kind shall be placed on or near the front property line that would detract from the aesthetic value of the property.

6. NUISANCES: No offensive activity shall be carried on upon any lot, nor shall there be any discharging of firearms on any of the common areas of the above described property.

7. OIL DRILLING: No oil drilling, quarrying or mining operations of any kind shall be permitted upon any lot at any time.

8. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

9. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers and disposed of properly. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. There shall not be any open burning of such material on any lot.

10. SEWERAGE DISPOSAL: All sewerage disposal systems must be approved by the county prior to its use.

11. WATERWAYS: No alteration or contamination of any existing waterways shall be permitted on any lot.

12. TIMBER: There shall not be any unnecessary removal of trees and/or timber from any lot, unless directly related to the construction of a permanent dwelling and associated areas.

13. TERM: These covenants and restrictions shall run with the land and shall be binding upon all persons now or hereafter owning any property in the above described subdivision and/or their heirs, successors and assigns for a period of fifty (50) years at which time said restrictions shall be automatically extended for successive periods of Ten (10) years unless amended or abolishing these restrictions.

14. ENFORCEMENT: These restrictions may be enforced either by a suit for injunction or restraining order. The undersigned owners shall never in any way be deemed liable for any violation of the within restrictions.

Signed, sealed and delivered this 3rd day of June, 1981

Joan M. Benson
Legatte Lotman

Owners: Paul C. Masterson
Judy E. Masterson

STATE OF SOUTH CAROLINA)
PICKENS COUNTY)

PERSONALLY appeared before me

Joan M. Bowen
(Witness)

and made oath that he saw the within named grantor(s)

Paul C. Masterson & Judy E. Masterson
(list grantor(s))

sign, seal and as act and deed deliver the within written
deed, and the he, with Leatha Stettin witnessed
(Notary)
the execution thereof.

SWORN to before me this 3rd
day of June, A.D., 1981.

Leatha Stettin
Notary Public for South Carolina

My Commission expires 1-9-86

Joan M. Bowen

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DEED

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RECORDED June 3 19 81
TIME 11:15

GRANTOR

Paul C. Masterson
Judy E. Masterson

CARD _____ OF _____ CARDS

GRANTEE

Castle Creek Subd.

CLERK OF COURT
PICKENS COUNTY
PICKENS, S.C.

DESCRIPTION

RESTRICTIONS

SATISFACTION

DO NOT REFILE THIS FILM CARD

RETURN TO CLERK OR DEPUTY OR
PLACE IN REFILE TRAY.

NOTICE: THIS FILM AND CARD MAY NOT BE
ALTERED NOR DAMAGED IN ANY MANNER NOR
REMOVED FROM THE CLERKS OFFICE UNDER
PENALTY OF LAW.