

**KEY RESTRICTIVE COVENANTS**

- Main residence must have minimum of 2,000 heated and cooled square feet.
- Only wood, brick, stucco, stone or hardi-plank permitted.
- Screened or enclosed coverage of RVs, boats, etc.
- Domestic and non-nuisance farm animals allowed.
- Guest cottage, private garage, stable, barn apartment and other associated out-buildings permitted.
- No mobile homes, chain link fences, above ground pools, or trash accumulation allowed.

**SUGGESTED CONTRACTORS:**

**LANDSCAPING**

- Chason Landscaping 803-333-8936
- Midlands Landscape 803-356-8080
- Blake Brothers Lawn Care 803-553-0643

**SEPTIC TANK INSTALLATION**

- MC Rowe Construction 803-319-1357

**GRADING**

- Trapp Construction 803-754-8500
- Sharpe’s Contracting Services 803-754-5433

**CONTACT INFORMATION**

Kevin E. Ard  
KAFA Company, LLC  
(803) 491-5177  
KAFACompany.com



Conceptual Home Site



Conceptual Single-family Home



Crossroad Farms Directions



Crossroad Farms Map

**Rural mini-farms in the Northeast corner of Richland County, South Carolina**

- 25 miles to downtown Columbia
- 9 miles to nearest grocery store
- 28 miles to Columbia Metropolitan Airport

**Zoned for Richland County School District Two**

- Langford Elementary School
- Muller Road Middle School
- Blythewood High School
- Expanded Choice and Magnet School options

**A’la Carte Add-Ons**

- Driveway encroachment permit assistance
- Building and Land Development permit assistance
- Percolation test assistance
- Landscaping coordination
- Septic and well coordination
- Driveway and homesite grading coordination



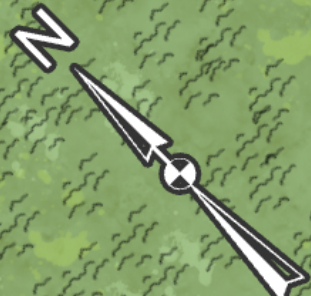
# CROSSROAD FARMS

Peake Rd

Hidden Valley Rd

Peake Rd

- Lot 01 1.36 AC
- Lot 02 1.22 AC
- Lot 03 1 AC
- Lot 04 1.54 AC
- Lot 05 1.55 AC
- Lot 06 9.17 AC
- Lot 07 6.61 AC
- Lot 08 7.6 AC
- Lot 09 8.97 AC
- Lot 10 6.83 AC
- Lot 11 4.25 AC
- Lot 12 4.55 AC
- Lot 13 6.51 AC
- Lot 14 7.4 AC
- Lot 15 7.63 AC
- Lot 16 9.25 AC
- Lot 17 7.99 AC
- Lot 18 4.09 AC
- Lot 19 4.44 AC
- Lot 20 4.56 AC
- Lot 21 17.47 AC
- Lot 22 9.03 AC
- Lot 23 5.55 AC
- Lot 24 8.19 AC
- Lot 25 8.89 AC
- Lot 26 4.6 AC
- Lot 27 5.41 AC
- Lot 28 7.94 AC
- Lot 29 8.26 AC
- Lot 30 9.93 AC
- Lot 31 13.46 AC
- Lot 32 13.78 AC
- Lot 33 18.88 AC
- Lot 34 1.23 AC



0 250 500 Feet

