

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON) RESIDENTIAL RESTRICTIONS FOR
BEAVER RUN SUBDIVISION

WHEREAS, Thomas M. Hughes and Patricia Hughes are the owners of a subdivision in Anderson County, South Carolina, known as BEAVER RUN SUBDIVISION, as shown by a plat thereof made by Wayne R. Garland, dated December 6, 1976, recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 82 at page 831, and are developing said property as a single subdivision.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and obligations herein contained for the benefit of Thomas M. Hughes and Patricia Hughes, their heirs and assigns, and the future owners of said property, the following restrictive covenants are hereby imposed on all lots shown on the above described plat, except Lot No. 6 and Lot No. 7. Lot No. 6 and Lot No. 7 as shown on said plat are hereby expressly excluded from these restrictive covenants.

1. All lots shall be used exclusively for single-family residential dwellings. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached, single-family dwelling, not to exceed two and one-half storeys in height and a private garage for not more than three automobiles.
2. No one-storey residence containing less than 900 square feet of floor space (exclusive of porches and garages) shall be constructed on any lot. No two-storey residence containing less than 900 square feet of floor space (exclusive of porches and garages) for the first floor shall be constructed on any lot.
3. Thomas M. Hughes and Patricia Hughes, their heirs and assigns, shall have the right to install facilities for the development of this subdivision on any properties owned by them.
4. No lot shall be recut without the written consent of a committee composed of Thomas M. Hughes and Patricia Hughes, or by a representative designated by said committee. In the event of the death, resignation, or disability of any member of said committee, the remaining member shall have full authority to approve or disapprove the recutting of any of these lots or to designate

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ANDERSON S.C.
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a representative with like authority. The authority of said committee to approve or disapprove the recutting of these lots shall be final and such authority shall vest solely within the discretion of said committee, and no person shall have recourse against ~~any other person in any manner whatsoever either~~ at law or in equity for said committee's failure to approve ~~the recutting~~ of any of these lots.

5. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear, front and sides of each lot for a distance of 7 - 1/2 feet.

6. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. No structures of a temporary character, including but not limited to, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used or left on any lot at any time as a residence, either temporarily or permanently, nor shall any form of construction material be stockpiled or parked on any lot which would be unsightly to the community, except during the actual time of construction of said house.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or normal household pets may be kept on any lot provided that they are not kept, bred or maintained for commercial purposes.

9. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Anderson County Health Department.

10. No trash, garbage, rubbish, debris, waste material or other refuse shall be deposited or allowed accumulate or remain on any part of any lot except in containers designed specifically as trash receptacles.

11. No building nor any projection thereof shall be located on any lot nearer than 35 feet to the front lot line, 12 feet to any side street line, ten feet to any interior lot line nor

nearer than 25 feet to the rear lot line, unless approved by the committee as set forth above in paragraph 4.

12. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 2002, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

13. If the parties hereto, or any of them, or their successors, heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any person or persons owning any real property situate in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons so violating or attempting to violate such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

14. Invalidation of any one of these covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused these restrictive covenants to be executed this 29 day of July, 1977.

IN THE PRESENCE OF:

Carlyn D. Justice
Edick H. Hutchins

Thomas M. Hughes
THOMAS M. HUGHES
Patricia Hughes
PATRICIA HUGHES

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned, who on oath states that (s)he saw the within named Thomas M. Hughes and Patricia Hughes sign, seal and as their act and deed, deliver the foregoing written restrictive covenants, and that (s)he with the other witnesses subscribed above witnessed the execution thereof.

SWORN to before me)

This 29 Day of)
July, 1977.)

Edick H. Hutchins
Notary Public for S. C.

Carlyn D. Justice

recorded this 30th day
of August A. D. 1977
in Vol. 12N Page 263
at 9:41 A.M.

My Commission Expires: 11/8/82

C. J. Zundt C.C.C.P.
Anderson County, S. C.

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ANDERSON, S.C.
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