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**DECLARATION OF
COVENANTS AND RESTRICTION**

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2003 FEB -6 P 3: 09

Coxley
11 DA
002036

THIS DECLARATION, made this 15th day August, 2002 by Richard Parson, Gilbert Parson, Paul Smock, and Mason Gary, hereinafter referred to as "Declarants"

WITNESSETH:

Whereas, Declarants are owners of certain property in Oconee County, South Carolina, which is more particularly described on plat by Clemson Engineering Services, dated April 18, 2002 and recorded in Plat Book A875, at Page 10, records of Oconee County, South Carolina.

Whereas, Declarants desire to enforce certain covenants and restrictions upon the subject real estate herein described in "Exhibit A" for the protection and benefit of the Declarants and future owners of said property.

Now Therefore, Declarants hereby declare that all the property described above shall be subject to the following easements, restrictions, covenants, liens, charges and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of real property. Theses easements, restrictions, covenants, liens, charges and conditions shall run with the real property and shall be binding on all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to the benefit of each party owner.

1. No animals livestock or poultry of any kinds or nature shall be kept, raised, bred, except those for non commercial purposes.
2. Each lot owner shall be responsible for maintaining the appearance of his, her, its lot in a good condition.
3. At the time of execution of this Declaration, all household trash/refuse removal and disposal is the responsible of the property owner.
4. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste; nor shall any wrecked, junked, disabled or inoperable motor vehicles used for the purpose of human transportation of any kind or nature be stored or maintained on the property.

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5. No offensive or noxious activity shall be carried on or upon any lot, nor shall anything be done within this subdivision which may be or become an annoyance or nuisance to property owners.
6. All restrictive covenants and conditions appearing herein, as well as those appearing in any conveyance of any lot, shall be construed together, but if anyone of the same shall be held invalid by a court of competent jurisdiction, or for any other reason is not enforced or enforceable, no other part of this declaration shall be affected or impaired thereby, but shall remain in full force and effect.
7. If any owner or occupant of any residential lot bound by this declaration or their heirs, assigns or successors shall violate or attempt to violate any of the covenants herein, the developer or declarant or Property Owner Association or the owner or occupant of any other of the person, personas or entity violating or attempting to violate an of the covenants, conditions, restrictions or easements contained herein, wither to prevent the violation, or to recover damages for such violations, or both. In the event that a court of competent jurisdiction shall determine that any lot owner or occupant shall have violated or have attempted to violate any of the covenants herein, the owner of the lot or lots causing the violation or upon which the violation occurs shall pay all attorneys fees, court cost, and other necessary expense incurred by the person instituting such legal proceedings to maintain and enforce these covenants, restrictions and easements. Said attorney's fees, cost and other expenses allowed and assigned by the court shall become a lien upon the violating lot and improvements. All of the terms and provisions set forth and contained herein shall be specifically enforceable.

In witness whereof this Declaration is executed this ____ day of August, 2002.

WITNESS:

Billy R. Wood
Witness #1 as to Parson

John V. Smith
Notary Public as to Parson

Expires 8-23-05

Richard L. Parson
Richard L. Parson

Brenda B. Parson
Brenda B. Parson

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Richard Parson

Witness # 1 as to Gilbert

John V. Smith

Notary Public as to Gilbert

Susie M. Rhodes

Witness # 1 as to Gary

Patricia J. Fortune

Notary Public as to Gary

Charles R. Tupper

Witness # 1 as to Smock

Stanton L. Cawels

Notary Public as to Smock

My Commission Expires
24 Feb. 2008

Gilbert L. Parson

Gilbert L. Parson

Mason Gary

Mason Gary

Angie Gary

Angie Gary

Paul Smock

Paul Smock

Kim Smock

Kim Smock

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STATE OF SOUTH CAROLINA)
)
 COUNTY OF OCONEE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw RICHARD L PARSON AND BRENDA B. PARSON sign, seal and as their act and deed, deliver the within written instrument, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Billy R. Wood
 Witness # 1 as to Parson

SWORN to before me this
 day of August, 2002

John V. Smith (LS)
 Notary Public for South Carolina
 My Commission Expires: 8-23-05

STATE OF SOUTH CAROLINA)
)
 COUNTY OF OCONEE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw GILBERT PARSON sign, seal and as his act and deed, deliver the within written instrument, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Stephen M. Galey
Richard L. Parson
 Witness # 1 as to Gilbert

SWORN to before me this
 day of August, 2002

John V. Smith (LS)
 Notary Public for South Carolina
 My Commission Expires: 8-23-05

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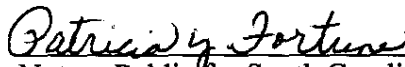
STATE OF SOUTH CAROLINA)
)
 COUNTY OF OCONEE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw MASON GARY AND ANGIE GARY sign, seal and as their act and deed, deliver the within written instrument, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.


 Witness # 1 as to Gary

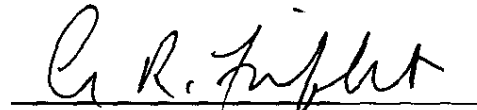
SWORN to before me this
7th day of ~~August~~^{Sept}, 2002

 (LS)
 Notary Public for South Carolina
 My Commission Expires: 1-22-09

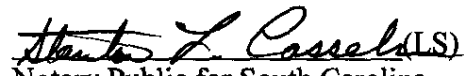
STATE OF SOUTH CAROLINA)
)
 COUNTY OF OCONEE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw PAUL SMOCK AND KIM SMOCK sign, seal and as their act and deed, deliver the within written instrument, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.


 Witness # 1 as to Smock

SWORN to before me this
25th day of ~~August~~^{Sept}, 2002

 (LS)
 Notary Public for South Carolina
 My Commission Expires: 24 Feb 2008