

1. Property shall be used for residential or agricultural uses only and may not be used for industrial purposes nor cell phone towers. There shall be no mining of any kind on the property.
2. No more than 1 home shall be allowed on any individual lot under 5 acres and no more than 2 homes shall be allowed on any lot over 5 acres.
3. Single Wide Mobile Homes and Campers shall be allowed as dwellings but only for a maximum of one (1) consecutive year and only while under a building permit for a permanent home. Neither Campers nor Manufactured homes shall be installed on the property without being connected to a DHEC permitted septic system.
4. There shall be no dwelling in tents, sheds, alternative building types, or any other structures not under the supervision of the county building official.
5. No noxious or offensive activity or uses shall be permitted on any lot including specifically industrial fowl farming or swine farming.
6. Lots may not be further subdivided except by developer.
7. There shall be no mass storage of junk nor automobiles on any lot.
8. All garbage, domestic trash, and yard debris shall be disposed of in a sanitary manner and shall not be burned nor buried on site. Debris from land clearing activities shall be disposed of and not left to rot in piles.
9. No unlawful activities shall be permitted on any lot.
10. These covenants shall be binding on the developer and successor grantees in title and any and all persons claiming under grantees for a period of ten (10) years from the date of execution, after which such covenants shall automatically be extended for successive periods of ten (10) years each unless an instrument of exception is signed by at least two thirds of the record owners of the neighboring properties created from the original parcel owned is signed and circulated to the developer and each of the affected property owners.
11. Enforcement of these covenants shall be by a proceeding at law or in equity against any person, persons, or entity violating or attempting to violate any covenant, either to restrain such violation or for the recovery of damages and may be brought by any neighboring landowner of any parcel in Eiche Baumhof.
12. Invalidity of any one of these covenants by judicial or court order shall not affect any of the remaining covenants which shall remain in full force and effect.