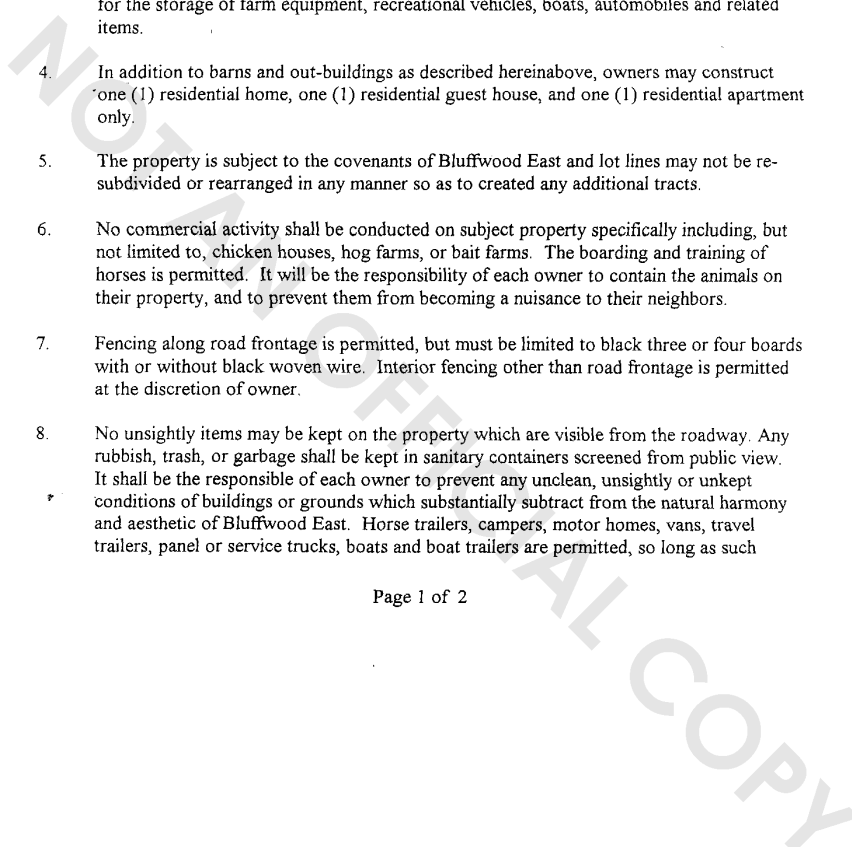


EXHIBIT "A"

STATE OF SOUTH CAROLINA) RESTRICTIVE COVENANTS
) FOR
COUNTY OF AIKEN) BLUFFWOOD EAST

The property described herein is specifically made subject to the following Restrictive Covenants.


1. Grantor intends that this property and other nearby property owned by the Grantor, shall be known as Bluffwood East.
2. No mobile homes are allowed. Modular homes or custom-built residential dwellings are permitted. All construction shall be of a high quality, both as to workmanship and materials, and shall be in keeping with suitability of such improvements to the environment and surroundings, so as to enhance the value of subject property and the surrounding property.
3. Barns and related out-buildings are permitted. Such barns or out-buildings may be used for the storage of farm equipment, recreational vehicles, boats, automobiles and related items.
4. In addition to barns and out-buildings as described hereinabove, owners may construct one (1) residential home, one (1) residential guest house, and one (1) residential apartment only.
5. The property is subject to the covenants of Bluffwood East and lot lines may not be re-subdivided or rearranged in any manner so as to created any additional tracts.
6. No commercial activity shall be conducted on subject property specifically including, but not limited to, chicken houses, hog farms, or bait farms. The boarding and training of horses is permitted. It will be the responsibility of each owner to contain the animals on their property, and to prevent them from becoming a nuisance to their neighbors.
7. Fencing along road frontage is permitted, but must be limited to black three or four boards with or without black woven wire. Interior fencing other than road frontage is permitted at the discretion of owner.
8. No unsightly items may be kept on the property which are visible from the roadway. Any rubbish, trash, or garbage shall be kept in sanitary containers screened from public view. It shall be the responsible of each owner to prevent any unclean, unsightly or unkept conditions of buildings or grounds which substantially subtract from the natural harmony and aesthetic of Bluffwood East. Horse trailers, campers, motor homes, vans, travel trailers, panel or service trucks, boats and boat trailers are permitted, so long as such



Book 4008 Page 1905

vehicles are not displayed in an unsightly manner, such as to spoil the aesthetic beauty of Bluffwood East. Such items must be storage or parked in the rear yard in order that they are not visible from any public street or roadway.

- 9. A fifteen (15') foot wide Non-Exclusive Easement shall be reserved along the rear of each tract of land, said non-exclusive easement being located within the boundary line of each tract as set forth on the property. Said easement may be used by the owner and other property owners in Bluffwood East as an equestrian/pedestrian easement for the use and enjoyment of all owners. No bicycles, mountain bikes, motor bikes, ATV's or any other vehicles shall be allowed on the easements or trails. Provided however, that horse drawn carts or carriages are specifically permitted. Maintenance vehicles are allowed on the easement solely for the purpose of maintaining the easement. The owner of the property within which that portion of the non-exclusive easement is contained shall be responsible for maintaining the condition of the easement for the benefit of the owner and other property owners in Bluffwood East. In the event that any owner does not properly maintain the portion of the easement within their property, then other property owners within Bluffwood East may enter said property within the easement area for the purpose of maintaining the easement to keep it clean and usable by other property owners in Bluffwood East.


 Gerald L. Waters
 Owner/Developer

Date:
 October 7, 2004

2005605036
 DEED
 RECORDING FEES \$10.00
 STATE TAX \$206.70
 COUNTY TAX \$87.45
 PRESENTED & RECORDED:
 08-02-2005 10:40 AM
 JUDITH WARNER
 REGISTER OF DEEDS CONVEYANCE
 AIKEN COUNTY, SC
 By: ELLEN COURSEY DEPUTY
 BK:RB 4008
 PG:1903-1906

AIKEN COUNTY ASSESSOR
 Tax Map:
 250-00-03-007 PORTION