



Book 4008 Page 896

NOT A

tract and over the rear ten (10) feet of each tract.

3. No out-buildings shall be located nearer than twenty-five (25) feet to any lot line.
4. Modular or stick built homes shall be allowed.
5. No tent, shake, garage, trailer, or any other out-building shall be used on any lot as a residence. This shall not preclude the parking of a motor home or camping trailer to the rear of said lot which is used for travel purposes and not as a permanent residence.
6. No illegal, obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done which shall constitute a nuisance thereon.
7. No trash, garbage, rubbish, debris, water materials or other refuse shall be deposited or allowed to accumulate or remain on property.
8. No vehicle shall be permitted to remain outside of an out-building on any property unless the same is in operating condition and/or displays a current license plate, if applicable.
9. Chicken, turkey or pig farms are not allowed. Livestock will be permitted.
10. No sign of any kind shall be displayed to the public view on any said tract except a sign of not more than four (4) square feet or the normal type used for advertising the property for sale.
11. All debris from fire, tornado, or act of God, must be removed from property within thirty (30) days of occurrence.
12. These covenants shall run with the land and shall be binding on all parties and persons claiming under them for a period of twenty- five (25) years from the date hereof after which time they shall be automatically extended for successive ten (10) year periods unless changed by an instrument executed by the lot owners.
13. Invalidations of any one (1) or more of these covenants shall in no way affect the other provisions.
14. These covenants may be enforced by a proceeding in law or in equity against any person violating or attempting to violate any of the covenants and such person may be restrained from violating the same and be liable for damages therefore. Such enforcement may be by any lot owner or by the developer.
15. These covenants shall be binding upon the parties and their respective heirs, successors and assigns.

WITNESS my Hand and Seal this 27 day of July, 2005.

**Book 4008 Page 897**

NOT A

SIGNED, SEALED, AND DELIVERED  
IN THE PRESENCE OF:

HOWARD'S DEPARTMENT  
STORE OF COLUMBIA, SC,  
INC.

Dandra Shealy  
Witness:

By: [Signature]  
THOMAS W. HOWARD  
Its: Vice-President

Michele D.D. Corbitt  
Witness:

STATE OF SOUTH CAROLINA )  
COUNTY OF Lexington )

PROBATE

PERSONALLY appeared before me the undersigned witness, and made oath that (s)he saw the within-named, HOWARD'S DEPARTMENT STORE OF COLUMBIA, SC, INC., a South Carolina corporation, by THOMAS W. HOWARD, on behalf of the corporation, sign, seal and as his act and deed, deliver the within written Amended Restrictive Covenants for the uses and purposes therein mentioned, and that (s) he with the undersigned Notary Public witnessed the execution thereof.

Dandra Shealy

SWORN TO BEFORE ME  
This 27 day of July, 2005.

Doqellema Day Jr  
NOTARY PUBLIC FOR SOUTH CAROLINA  
MY COMMISSION EXPIRES: 8/25/07

2005604820  
RESTRICTIVE COVENANTS  
RECORDING FEES \$10.00  
PRESENTED & RECORDED:  
08-01-2005 10:00 AM  
JUDITH WARNER  
REGISTER OF DEEDS CONVEYANCE  
AIKEN COUNTY, SC  
By: ELLEN COURSEY DEPUTY  
BK:RB 4008  
PG:896-898

**Book 4008 Page 898**