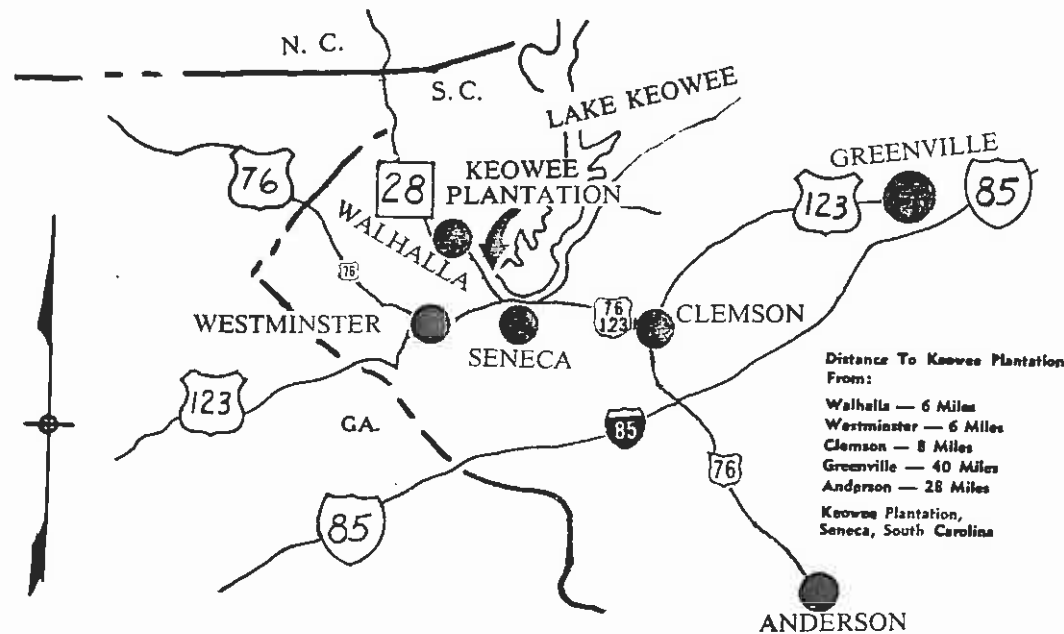


About The Developer

Rochester Real Estate Company has been serving Oconee and Pickens Counties since 1946, developing over 34 subdivisions in northwestern South Carolina and building over 3,000 homes.

All of the company's efforts and experience have been combined in the development of five waterfront communities located on the shores of Lake Keowee in or near Seneca, South Carolina. These beautiful communities are serving to enrich the surrounding area, and better serve its real estate needs. Rochester Real Estate Company is not only a home builder and developer but maintains the largest real estate brokerage sales organization in the area with offices in Walhalla, Seneca, Clemson and Westminster, South Carolina. Staffed with 18 full-time real estate professionals and exclusively associated in the area with the National Multi-List Service and the Homes for Living Network, the company's offices can provide you with complete real estate service and with pictures, prices and details of homes being offered throughout the nation. All Rochester Real Estate offices are conveniently located within the towns they serve.

All communities in Oconee County are accessible by automobile on modern high speed highways. Modern airport and jetport facilities in nearby Anderson and Greenville provide fast access to Oconee County by air. Oconee County's local airport provides commuter service and hangar facilities.



Rochester Real Estate Company

Since 1946

[803] 638-3637
312 W. Main Street
P. O. Box 160
Walhalla, S. C. 29691

[803] 882-4231
U. S. 123 By-Pass
P. O. Box 1005
Seneca, S. C. 29678

[803] 654-1100
211 College Avenue
P. O. Box 1013
Clemson, S. C. 29631

[803] 647-5425
603 E. Main Street
P. O. Box 475
Westminster, S. C. 29693

Keowee Plantation



**Exclusive Wooded Waterfront
Tracts**

Two To Five Acres

On

Lake Keowee

By

Rochester Real Estate Company

Since 1946

Keowee Plantation

In The Uplands Of Northwestern South Carolina

Restricted For Quality
Exclusive
Scenic

Private Estates
Peaceful
Wooded



22 Tracts
Will Be Offered
19 On The Waterfront
2 To 5 Acres Each

1 1/4 Miles Of Shore Line
73.65 Acres
Wooded Area

Only Acreage Community On Lake Keowee

STATEMENT OF RESERVATIONS, RESTRICTIONS
TAXES AND ASSESSMENTS

Employer's IRS No.
Developer
Owner

57-0336476

Rochester Real Estate Company
Rochester Real Estate Company

Name of Developer
Address

Rochester Real Estate Company
P. O. Box 160, Walhalla, S. C. 29691

Name of Subdivision
Location

Keowee Plantation
1 mile north of Seneca, South Carolina

Number of Lots in Subdivision: 26

Number of Acres in Subdivision: 71.04

1. Reservations and restrictions.

This statement covers certain portions of lots in Keowee Plantation Subdivision, in accordance with paragraph 1710:11, Rules and Regulations, OILSK, and designated as 1A, 1D, 2C, 2D, 6C, 6D, 7C, 7D, 8C, 8D, 9A, 9B, 9C, 9D, 10C, 10D and 13A on plat by Landmark Surveys, dated 26 January 1976 and revised 15 July 1976 and 16 August 1976 and 28 September 1976, recorded on the 9th day of November, 1976 in the office of the Clerk of Court for Oconee County, Oconee County Court House, Walhalla, South Carolina in Plat Book P-40, page 161.

An exemption was previously obtained on lots 2, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8, 10A, 10B, 11A, 11B, 12, 13B and 13C in Keowee Plantation and the OILSR number is 2-21225-46-28.

Note 1:

Lots 2, 8 and 12, as exempt under OILSR No. 2-21225-46-28, have been further subdivided and are shown on plat recorded in Plat Book P-40, page 161, records of Oconee County as described above, and are shown now as lots 2A and 2B; 8A and 8B; 12A and 12B.

Note 2:

A 50 foot access on the property line between lot 12B and lot 13A deleted area from the original lot 12 as shown on the above referred plat.

Note 3:

Lots shown on the above referenced plat shall be sold in the numerical sequence as shown in paragraph 2(d) of this Statement.

(a) Reservations.

(1) The Developer has reserved a five (5) foot easement for utilities and drainage along the site and rear boundaries of all lots. This reservation is made in Easements and Protective Covenants and Restrictions, Keowee Plantation, recorded in the office of the Clerk of Court for Oconee County, South Carolina, in Deed Book 12-J, page 385, as to all lots in the subdivision, and Amendment #1 to those Easements and protective Covenants and Restrictions, Keowee Plantation, recorded in the office of the Clerk of Court for Oconee County, S. C., in Deed Book 12-P, page 57.

(2) A utility easement is established as shown on the plat. This is a power service line easement that will provide power for the subdivision.

(b) Restrictions.

All 23 lots are subject to Easements and Protective Covenants and Restrictions, Keowee Plantation, recorded in the office of the Clerk of Court for Oconee County in Deed Book 12-J, page 385, and Amendment #1 to those Easements and Protective Covenants and Restrictions, Keowee Plantation, recorded in the office of the Clerk of Court of Oconee County, S. C., in Deed Book 12-P, page 57, and are as follows:

1. No lot shall be used, except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling, a private garage, and other appurtenant buildings, and one swimming pool, including dressing area, per lot. Any appurtenant building should be constructed of the same or similar materials as the dwelling.
2. All dwellings shall be constructed with the use of high quality materials and workmanship to insure that no dwelling will present an unsightly appearance and all dwellings shall have minimum ground floor area of the main structure, exclusive of open porches and garage, of not less than 1200 square feet for a one-story dwelling nor less than 900 square feet for a dwelling of more than one story, and that no dwelling shall be permitted on any lot at a building cost of less than \$30,000.00, exclusive of the price of the lot based on price index January 1, 1976.
3. No building shall be located on any lot nearer than 40 feet to the front lot line, or nearer than 15 feet to an interior lot line.
4. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear and side five feet of each lot.
5. No noxious or offensive trade or 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.
6. No structure of a temporary character, trailer, mobile home, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. Any storage house built on said lot must conform to materials used in the residence and be properly landscaped.
7. No signs or advertising displays other than the advertising for sale of the homes on said lots or signs in connection therewith or incidental thereto, shall be placed on any lot.
8. No oil or mining operations shall be conducted upon any lot.
9. No garbage or refuse shall be dumped or otherwise placed or disposed upon any lot.
10. All sewage disposal, until when and if city, or similar, public sanitary sewage lines shall be available, shall be by individual septic tanks inspected and approved by the State Board of Health of South Carolina.
11. No lot may be subdivided into an individual lot size of less than two acres.
12. The keeping of chickens, cows or pigs is not allowed.
13. Completion of construction, once commenced, shall be completed in one year.
14. The various restrictive measures and provisions of this instrument are declared to constitute mutual restrictive covenants and servitudes for the protection and benefit of each lot and the provisions hereof may be enforced by any lot owner against any other lot owner; failure by the undersigned or any other person or persons entitled to do so to enforce any measure or provision upon violation thereof shall not estop or prevent enforcement thereafter or be deemed a waiver of the right to do so.