

LAKE SHORE Subdivision
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adjoin the shore line of Duke Power Company's Keowee-Toxaway Project, any dwelling erected thereon shall be placed at least forty (40) feet back from the "take-line" of the Project. No building or other structure of any kind may be placed or erected on the space between the front set-back line and the street.

5) That any dwelling erected on any lot in this Subdivision shall be provided with an adequate septic tank and drain field and a private water system approved by the standards of the South Carolina State Board of Health for dwellings of the size, type and construction here required. There shall be no open sewers or ditches for this purpose on the premises.

6) That no unsightly, unsanitary or noxious condition of any nature whatsoever, nor any condition which would tend to detract from the general neighborhood, including but not limited to abandoned cars, trucks or appliances of any kind or any junk or debris, shall be allowed to exist on any lot at any time.

7) That no livestock, cows, chickens, swine or other like animals may be kept or penned upon any lot of this Subdivision at any time.

8) That no building, dwelling or outbuilding on any lot may be used for any commercial purpose, nor may any advertising media be placed or displayed upon any lot or building except for the discreet advertisement of any lot or dwelling for sale.

9) That no lot of this Subdivision may be used as a road, a drive or a public way, nor may any such easement or right-of-way be placed on any lot for use as a public way except for the construction and placement of a private drive to serve a private dwelling constructed on any lot, and no lot in this Subdivision may be resubdivided in any way.

10) That there is reserved unto the owner and developer an easement and right-of-way of five (5) feet in width along all lot lines in this Subdivision for the installation and maintenance of public utilities to serve the Subdivision and for drainage.

and the Owner and Developer does hereby declare that all the above and foregoing covenants and restrictions are to run with the land and be binding upon the owner and developer and his successors in title for a period of thirty (30) years from the date of execution of these presents, after which time same are

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to be automatically extended for successive periods of thirty (30) years from the date of each expiration unless an instrument signed by a majority of the then-owners of lots in this Subdivision be recorded releasing the entire Subdivision from these covenants and restrictions. These covenants and restrictions are for the benefit of all owners and developers of the lots in this Subdivision and may be enforced by any person owning property therein at law or in equity. In validation of any one of them by judgment of Court or by reason of release or agreement signed by all owners of lots therein shall in no way affect the others, which shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto placed my Hand and affixed my Seal this 25 day of August, in the year of our Lord, one thousand nine hundred seventy.

Witnesses:

Sara F. Burns Thurmond Evatt (SEAL)
Evelyn C. Teague THURMOND EVATT, Owner & Developer

PERSONALLY APPEARED BEFORE ME, Evelyn C. Teague, who being duly sworn says that she saw the within named THURMOND EVATT sign, seal and as his act and deed deliver the within written instrument for the uses and purposes therein mentioned, and that she, with Sara F. Burns, witnessed the execution thereof.

Evelyn C. Teague

Sworn to before me this
25 day of August, 1970

Sara F. Burns (LS)

NOTARY PUBLIC OF SOUTH CAROLINA
My Commission Expires March 24, 1978

RECORDED
ROY D. HARRIS
AUG 26 1970
CLERK OF
OCONEE CO. S. C.

W. JERRY FEDDER
WILLIAM F. DERRICK
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North Townville Street
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