

Statement of Reservations, Restrictions,  
Taxes and Assessments

Employer's IRS Number	57-0336476
Developer	Rochester Real Estate Company
Owner	Rochester Real Estate Company
Name of developer	- Rochester Real Estate Company
Address	- P. O. Box 160, Walhalla, S. C. 29691
Name of subdivision	- White Oak Cliffs
Location	- Seneca, South Carolina 29678
Number of lots in subdivision	- 113
Number of acres in subdivision	- 93.89

1. Reservations and restrictions.

This statement covers lot numbers 18, 19, 20, 29, 36, 37, 38, 44, 48, 49, 50, 51, 52, 69, 70, 72, 73, 75, 77, 81, 85, 86, 87, 89, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 108, 110, 111, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, all other lots within the subdivision having been previously conveyed.

Information concerning lots not covered by the statement is included herein only as the reservations and restrictions applicable to these lots may affect lots covered in this statement.

The subdivision was developed in five stages with separate plats and separate restrictions recorded at the beginning of each stage. The following table summarizes the recording and plating information, as recorded in the office of the Clerk of Court for Oconee County, Oconee County Court House, Walhalla, S. C.:

Plat No.	Plat Reference	Lots Covered	Restrictions Reference
1	P-34, pg. 80	2, 3, 4, 5, 10, 11, 12, 13	Vol. 11-E, pg. 387
2	P-34, pg. 35	21-A thru 53 71 thru 97	Vol. 11-F, pg. 181
3	P-34, pg. 99	15 thru 20	Vol. 11-H, pg. 157
4	P-34, pg. 130	20, 67, 68, 69, 70, 123, 124, 125, 126, 127, 128, 129	Vol. 11-N, pg. 20
5	P-38, pg. 40	98 thru 122	Vol. 11-Y, pg. 109

Note 1: All of the above plats were consolidated by the developer and recorded in Plat Book 40, page 24, on August 19, 1975.

Note 2: Lot 20 is included in two sets of restrictions because of a revision which took place in the eastern lot line between 20 and 123. The developer's consolidated plat shows lot 20 as presented in Plat 4 and lot 20 is offered on this basis.

Note 3: Lot numbers 6, 7, 8, 9 and 14 contain their restrictions within each respective deed, however, these restrictions are consistent and contain no material differences between those restrictions covering other lots within Plat 1.

There are no property reservations adversely affecting any lots within the subdivision except for those property reservations which land developers commonly convey or dedicate to local bodies or public utilities for the purpose of bringing public service to the land being developed. All such reservations are contained within the Easements and Restrictive Covenants which are discussed below.

(a) No lots can be used except for residential purposes. No building may be erected, altered, placed or permitted to remain on any lot other than one single family dwelling or one semi-detached single family dwelling not to exceed 2½ stories in height. Each such building shall have curtain walls or underpinning of masonry construction around its entire perimeter, including porches and steps, but allowing doors, windows and ventilators. This restriction is applicable to all lots within the subdivision except that the restrictions covering those lots within plat 5 (lot Nos. 98 through 122) contain the additional phrase, "Appurtenant buildings may be erected upon any lot for the purpose of serving a single family dwelling such as one storage building per lot, one detached garage per lot and one swimming pool with appropriate dressing area per lot. Any such appurtenant building shall be constructed in the same manner and of the same or similar materials as the dwelling." No comparable statement is included in any other set of White Oak Cliffs restrictions. Further, the restrictions covering plat 5 deletes that phrase contained within the restrictions on all other lots stating, "each such building (single family dwelling) shall have curtain walls or underpinning of masonry construction around its entire perimeter, including porches and steps, but allowing doors, windows and ventilators."

(b) All dwellings must be constructed with the use of high quality materials and workmanship to insure that no building will present an unsightly appearance. All dwellings must have a minimum ground floor area of the main structure, exclusive of open porches and garage, of not less than 1600 square feet for a story dwelling, nor less than 1000 square feet for a dwelling of more than one story. No dwelling is permitted at a building cost of less than \$25,000.00 exclusive of the price of the lot based on prices as of January 1, 1968. This restriction is applicable to all lots except that those lots covering plats 4 and 5 (lot numbers 98 through 122 and lot numbers 20, 123, 124, 125, 126, 127, 128, 129, 70, 69, 68 and 67) establish square footage minimums on dwellings at 1400 square feet for a one story dwelling and not less than 1000 square feet for a dwelling of more than one story.

(c) No building may be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines as shown on recorded plats or in any event nearer than thirty feet to the front lot line, or nearer than ten feet to an interior lot line.

(d) No lot may be resubdivided into or a building built upon a lot having a width of less than ninety feet at the minimum building setback line.

(e) Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear and side five feet of each lot. A ten foot easement for the purpose of installing a sewer system is reserved on each lot as shown on various plats. Sewer facilities have been installed on all lots within the subdivision except for lot numbers 71 through 76, 93 through 97, 98 through 104, 118 through 122, 67 through 70, 128 and 129, 118 through 122.

(f) No noxious or offensive trade or activity may be conducted on the premises nor may anything be done on the premises which may become or be an annoyance or nuisance to the neighborhood.

(g) No temporary structures, trailers, basements, tents, etc. may be used on any lot at any time as a residence.

(h) No signs or advertising displays may be erected on any lot other than signs for the advertising of homes for sale.

(i) No oil or mining operations may be conducted.