

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE.) EASEMENTS AND PROTECTIVE COVENANTS
CANTRELL POINT

WHEREAS, Jack S. Cantrell is the owner of property situate in Oconee County, South Carolina, and embraced in a plat entitled "Cantrell Point" by Perry B. Wilson, Jr., dated June 15, 1972, said plat being recorded in the office of the Clerk of Court for Oconee County, South Carolina, in Plat Book P-34, page 130; and

NOW, THEREFORE, in consideration of the foregoing and the benefits flowing to the present and future owners of lots embraced in said plat, Jack S. Cantrell does hereby impose the following protective and/or restrictive covenants on all of said lots.

- A. 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 or one semi-detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars. 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.
- B. 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.
- C. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 15 feet to an interior lot line, except that no side yard shall be required for a garage building located on the rear one-fourth of the lot.
- D. No mobile home or trailer will be permitted at any time.
- E. Driveway is private and is to be maintained by the property owners, the center of the driveway is the line.
- F. 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.
- G. No oil or mining operations shall be conducted upon any lot.
- H. No garbage or refuse shall be dumped or otherwise placed or disposed upon any lot.
- I. All sewerage disposal, until when and if city, or similar, public sanitary sewerage lines shall be available, shall be by individual septic tanks inspected and approved by the State Board of Health of South Carolina.
- J. 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; 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.

