

For Modification of Restrictive Covenants, See Deed BK. 806 Pg. 171.
Plat Book 359

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

RESTRICTIVE COVENANTS GOVERNING AND CONTROLLING
LONGBLEAF SUBDIVISION

The said Longleaf Subdivision is a portion of a Ninety (90) acre and a portion of a One Hundred Twenty-five (125) acre tract of land owned formerly by Vernelle H. Carter and conveyed to Robert W. Carter and will fully appear by reference to plat of same prepared by G. E. Miley, Jr., S. dated 19 September 1965, and recorded in the office of the Clerk of Court for Colleton County, South Carolina in Plat book 11 at page 289. Said property is located approximately One (1) mile North of Walterboro, South Carolina, on U. S. Highway 15.

The restrictive covenants herein outlined are recorded as a blanket encumbrance against all lots designated by number on a plat of Longleaf Subdivision made 19 September 1965 by G. E. Miley, Jr., Registered Land Surveyor. All lots are designated as residential property. Any violation of the provisions of these encumbrances and restrictive covenants and restrictions shall and will be enjoined by any lot owner in Longleaf.

1. All lots as above described shall be known and designated as residential lots and no structure shall be erected on any of said residential lots other than one (1) detached single family dwelling not to exceed two (2) stories in height.

2. No house shall be built on any lot unless the said lot shall be equipped with approved septic tank, approved by the South Carolina State Department of Health, or City Sewerage.

3. A right-of-way seven and one-half (7½) feet wide, along the back line of all existing and proposed lots, is reserved for utilities. The lot owners having the right to use said right-of-way for any purpose which does not interfere with the maintenance of above described utilities. The utility companies serving the above lots have the right to clear and keep clear any trees, bushes or shrubs or obstructions which interfere with the operation or maintenance of said utilities. Lots having wider right-of-way will appear on individual plats.

4. No building shall be erected on any residential lot near than fifty (50) feet from the front line of the lot, nor nearer than twelve (12) feet to any side lot line. The said line restriction shall not apply to any garage located on the rear quarter of any lot, except that on corner lots no structure shall be permitted nearer than fifteen (15) feet to the said street line.

5. No dwelling shall be erected, altered, placed or permitted to remain on any lot which is not of brick veneer construction, containing at least one thousand four hundred (1400) square feet of living area, and containing at least two bathrooms, in conjunction with which may be constructed any outbuildings have to be of the same type construction as the said buildings. The ground floor area of any residence of more than one story shall not be less than nine hundred (900) square feet. Lots designated by number and located on Longleaf Drive and all lots fronting on Lakewood Drive between Lakewood Drive and Waverly Road must contain at least two thousand (2000) square feet of living area. The ground floor area of a house on Longleaf Drive or Lakewood Drive of more than one (1) story must have at least fourteen hundred (1400) square feet of living area on the ground floor. It being the intention

Recorded April 10, 1967
12 A.M.

360

and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date these covenants are recorded.

6. No lot herein described or proposed in the future can be further divided for purposes of sale. However, it is provided herein that a lot be divided between two (2) adjoining property owners if the division of said lot will further increase the size of their lots, without permitting the erection of any other residence or dwelling thereon.

7. No noxious or offensive trade shall be carried on upon any lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the said lot or lots shall at any time be used as a residence temporarily or permanently, nor shall any residence of temporary character be permitted.

9. Purchasers of lots shall not block drainage ditches between roadways and lots, and all entrances and driveways crossing over ditches shall have a minimum of twelve (12') feet of twelve (12") inch pipe so that drainage water can flow freely under said entrances and driveways. This covenant shall remain in effect as long as there are no drainage problems.

10. These covenants and restrictions are to run with the land and shall be binding on all of the parties and all persons claiming under them and shall continue in force until September 19, 1980, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of lot owners agree to change said covenants in whole or in part. One vote for each lot owned.

11. A perpetual easement is reserved over the rear seven and one-half (7½') feet of each lot for utility installation and maintenance.

12. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any lot or lots situated in said area to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of said covenants, and either to prevent him or them from so doing or to receive damages or other dues for such violation.

13. Invalidity of any one of these covenants by judgement or Court order shall in no way affect any of the provisions which shall remain in full force and effect.

14. These restrictive covenants may be amended in whole or in part at any time by a majority of the lot owners. One vote for each lot owned.

Given under my hand and seal this 19th day of September 1965.

Robert W. Carter
Robert W. Carter

Recorded April 10, 1967 12 A. M.

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

MODIFICATION OF
RESTRICTIVE COVENANTS

WHEREAS, a majority of the lot owners of Longleaf Subdivision desire to change certain restrictive covenants pertinent to Lot 603, Block AA, Longleaf Subdivision, and

WHEREAS, a majority of the lot owners have executed this modification; therefore

Pursuant to the provisions of the restrictive covenants of Longleaf Subdivision as recorded in Deed Book 143 at Page 359, Colleton County R.M.C., the restrictive covenants pertaining to Lot 603, Block AA, shown on Plat of Robert L. Hiers, dated March 7, 1997, recorded in Plat Book 32, Page 49, are hereby amended to provide that paragraph 5 of said restrictive covenants is amended to eliminate the requirement for brick veneer construction.

Further, the restrictive contained in Deed Book 763 at Page 126 requiring the lot owner to share in the cost of the maintenance of the lake is hereby eliminated.

All other restrictions remain in effect.

Dated this 23 day of February, 1998.

WITNESSES:

James P. Howard
Stacia M. Poole

Dorothy A. Carter
Dorothy A. Carter, Trustee
under the Last Will & Testament of
Robert W. Carter

STATE OF SOUTH CAROLINA

COUNTY OF COLLETON

MODIFICATION OF
RESTRICTIVE COVENANTS10⁰²

WHEREAS, a majority of the lot owners of Longleaf Subdivision desire to change certain restrictive covenants pertinent to Lot 603, Block AA, Longleaf Subdivision, and

WHEREAS, a majority of lot owners have executed this modification; therefore

Pursuant to the provisions of the restrictive covenants of Longleaf Subdivision as recorded in Deed Book 143 at Page 359, Colleton County, R.M.C., the restrictive covenants pertaining to Lot 603, Block AA, shown on Plat of Robert L. Hiers, dated March 7, 1997, recorded in Plat Book 32, Page 49, are hereby amended to provide that paragraph 5 of said restrictive covenants is amended to eliminate the requirement for brick veneer construction.

Further, the restrictive contained in Deed Book 763 at Page 126 requiring the lot owner to share in the cost of the maintenance of the lake is hereby eliminated.

All other restrictions remain in effect.

Dated this 11th day of March, 1998.

WITNESSES:

D. Thompson
D. Thompson
Peggy W. Bridge
Peggy W. Bridge
Peggy W. Bridge

LOT OWNERS:

Eleanor B. Bennett #411
William M. Bennett #413
Dorina Pinclevay
Bernice (Pinclevay) #603
Edward W. Hutchins #605

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DEED BOOK 763 PAGE 126

1403

18.00
21.20
13.20
54.40

STATE OF SOUTH CAROLINA
COUNTY OF COLLETON

TITLE TO REAL ESTATE
SEE AFFIDAVIT ON FILE.

KNOW ALL MEN BY THESE PRESENTS, THAT, I, DOROTHY A. CARTER, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE, TRUSTEE AND SOLE DEVISEE OF THE ESTATE OF ROBERT W. CARTER in the State and County aforesaid for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration to me in hand paid at and before the sealing of these presents by EDWARD MITCHELL, JR., the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto said EDWARD MITCHELL, JR., his heirs and assigns forever, the following described property:

All those certain pieces, parcels or lots of land, situate, lying and in Longleaf Subdivision, north of the Town of Walterboro County of Colleton, State of South Carolina, and being designated as Lot Nos. 603 and 605, Block AA of said subdivision said lots being further shown and designated on that certain plat prepared for Edward Mitchell, Jr. by Robert L. Hiers, RLS dated February 19, 1997 recorded March 7, 1997 in the Office of the RMC for Colleton County in Plat Book 32 at Page 49. Said plat being incorporated herein by reference.

ALSO, right of access to and use of the lake situate on other property of the Estate of Robert W. Carter Northeast of the lot hereinabove described.

IT FURTHER BEING a condition that the Grantee is to share in the cost of maintenance and upkeep of said lake; Grantees' share of said expenses being based on their portion of the lake access footage.

This conveyance is made subject to restrictive covenants of record pertaining to Otis Road and Longleaf Subdivision being recorded in the Office of the RMC for Colleton County in Deed Book 143 at Page 359.

This being the same property conveyed to Dorothy A. Carter, individually and as personal representative, trustee and sole devisee of the Estate of Robert W. Carter by deed dated February 28, 1997 recorded March 7, 1997 in the Office of the RMC for Colleton County in Deed Book 763 at Page 122.

TMS:

Grantee's Address:

Otis Road, Walterboro, SC 24988

147-06-00-122
3-26-97
GEORGE R. MCCORMACK
ASSESSOR COLLETON COUNTY