

Proposed Deed Restrictions for TMS 890003015 +/- 69.00 acres

Anderson County, SC 29670

1. Only one single family residence having a minimum of 2,400 square feet of heated living space will be allowed per 5 acres of property conveyed. Residences may be clustered if total density is not greater than the allowed 5 acres per home. No structure may be built within 100 feet of any property line or road. Barns and out building are allowed and must be maintained and kept in good condition.
2. Mobile homes, modular homes and homes prefabricated with completed rooms or roofing shall strictly be prohibited.
3. The property is restricted to residential, agricultural and residential uses only except as provided hereinbelow in #4.
4. Commercial and business activities open to the public are strictly prohibited except for the following which are permitted: bed and breakfast, agricultural, equestrian center, country produce center. Any equipment stored on the property shall not be visible from Liberty Highway.
5. No rubbish or junk including but not limited to automobiles, trucks, tractors, boats, trailers that do not function are to be kept on the property. Used construction materials may not be stored or piled in the open on the property. All the above items expressed above must be stored in an enclosed building.