

RESTRICTIONS

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That whereas Foxwood Corporation, the legal and equitable owner of Foxwood Hills Subdivision, formerly known as Mountain Bay Estates, as shown on the plats listed below, duly recorded in the Plat Records of Oconee County, South Carolina, desires to impose a uniform development plan upon the lots listed below, Foxwood Corporation does hereby acknowledge, declare and adopt the following restrictions for the following lots:

Section M as recorded in Plat Book 38, page 14:

Lots 2, 13, 14, 25, 26, 27, 28, 29, 30, 38, 41, 43, 48, 51, 52,
53, 54, 55, 63-90, 92, 94-97, 99, 102, 107-127, 130, 132, 134-140,
149, 153, 154, 161, 164, 165, 166, 171, 175, 183, 191, 192, 193, 197,
198, 209, 210, 211, 214, 215, 218, 220, 224, 225, 227, 229, 230, 231,
233, 236-238, 241, 242, 246-285, 289, 290, 291, 293-299, 303, 307, 308,
310-323.

1. These lots are strictly restricted to mobile homes.
2. Each residence shall have a minimum floor area of 500 square feet exclusive of any attachments thereto.
3. No mobile home shall be erected, placed or altered on any lot until the plans and specifications and a plan showing location of the structure have been approved by the Architectural Control Committee as to harmony of external design with existing structures and as to location with respect to topography and finish grade elevation.
4. No residential structure shall be located nearer to the front lot line than 40 feet, or nearer to the side street line than 10 feet, or nearer to the side lot line or rear lot line than 5 feet without written permission of the Architectural Control Committee. The Architectural Control Committee will be controlled by Foxwood Corporation until such time as Foxwood Corporation in its discretion, transfers title to the recreational facilities to the Property Owners' Association.
5. No animals or birds, other than household pets, shall be kept on any lot.
6. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
7. No outbuilding or basement erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any undesirable trailer, or shack be placed on any lot, nor shall any residence of a temporary character be permitted.
8. Permanent easements are reserved along, over and within 10 feet of the front line, rear line and side lines of all lots in the subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones,

water mains, sanitary and storm sewers, road drains and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities. Said easement to also extend along the owner's front, side and rear property line in case of fractional lots. A temporary easement of 40 feet along the front, side and rear lines of any lot in the subdivision is reserved for the construction of sewer mains with a 15 foot permanent easement for egress and ingress. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 10 foot wide strip as long as such lines do not hinder the construction of building on any lots in this subdivision.

9. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales periods.
10. No outside toilet or privy shall be erected or maintained in the subdivision. All sanitary plumbing shall conform with the minimum requirements of the Health Department of Oconee County and the State of South Carolina.
11. No individual septic tanks or individual sewer systems are permitted. On July 1, 1988, this provision shall become null and void and of no effect if the main sewer line in front of the property has not been connected to a sewage disposal facility by that date. (The phrase "main sewer line in front of the property" shall mean a pipe for sewage located under that part of the right of way for the street or road on which the property abuts.)
12. No individual water wells or individual water systems are permitted. On July 1, 1988, this provision shall become null and void and of no effect if the main water line in front of the property has not been connected to a central water facility by that date. (The phrase "main water line in front of the property" shall mean a pipe for water which is located under that portion of the right of way for the street or road on which the property abuts.)
13. A \$321.00 assessment shall be levied against each lot for the maintenance of the road system and recreational facilities. Such assessment shall be considered a lien against said lot. This assessment will be due and payable April 1st and each ensuing year thereafter.
14. If the owner of any lot in said subdivision, or any other person, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.
15. Invalidation of any one or more of these covenants and restrictions by judgement of any court shall in no wise affect any of the other covenants, restrictions and provisions herein contained which shall remain in full force and effect.