

RESTRICTIONS

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

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:

Tidewater Section as recorded in Plat Book 42, page 128:
Lots 1 through 109

Sherando Section as recorded in Plat Book 42, page 129:
Lots 1 through 159

1. The restrictions for the lots in these sections provide for the establishment for mobile homes or a single family dwelling.
 - A. In the event a mobile home is placed on any said lots the following must be observed.
 - i. Each residence must have a minimum floor area of 600 square feet exclusive of any attachments thereto.
 - ii. No mobile home shall be erected, placed or altered on any lot until the plans and specifications and a plan showing the 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.
 - iii. 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.
 - iv. Each mobile home must have a permanent and solid type, enclosed foundation of concrete, masonry or other building materials.
 - v. No mobile home shall be more than three years old at the date of placement on the lot as evidenced by a certificate of title or similar instrument which must be presented to the Architectural Control Committee.
 - vi. Each mobile home must have an open or closed deck or porch which has a minimum area of 36 square feet.

vii. 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.

B. If a single family dwelling is placed on any of said lots the following must be observed:

i. No building shall be erected or maintained on any lot in said Section other than a private residence and a private garage for the sole use of the owner or occupant.

ii. No recreational vehicle shall be placed on any lot.

iii. Each residence must have a minimum floor area of 650 square feet for offshore lots and 1,000 square feet for lakefront lots, exclusive of porches, stoops, open or closed carports, patios or garages.

iv. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the 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. 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.

v. No residential structure shall be located nearer to the front lot line than 40 feet, or nearer to the side street line than 20 feet, or nearer to the side lot line or rear lot line than 15 feet. With the written approval of the Architectural Control Committee, the requirements of this sub-paragraph may be waived or revised in whole or in part.

vi. No outbuilding or basement erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any trailer, or shack be placed on any lot, nor shall any residence of a temporary character be permitted.

1. No old, used, existing building or structure of any kind and no part of an old, used, existing building or structure shall be moved onto, placed on or permitted to remain on any lot. All construction is to be of new material.
2. No animals or birds, other than household pets, shall be kept on any lot.
3. 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.
4. Permanent easements are reserved along, over and within 10 feet of the front line, rear line and side lines of all lots in this 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.

5. 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.
6. 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.
7. No individual septic tanks or individual sewer systems are permitted. On July 1, 1988, this provision shall be 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.)
8. No individual water wells or individual water systems are permitted. On July 1, 1988, this provision shall be 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.)
9. A \$321.00 assessment per year 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. Such assessment will be due annually and payable April 1st for that calendar year. This assessment may be paid in monthly installments at the option of the developer, its successors and assigns.
10. Every record owner of a lot, including contract purchasers, but excluding persons holding title merely as security for performance of an obligation, will automatically become and be a member of the Foxwood Hills Property Owners' Association, and is and shall be subject to the Bylaws, Rules and Regulations of Foxwood Hills Property Owners Association. Foxwood Hills Property Owners Association has been incorporated under the laws of the State of South Carolina as a nonprofit corporation.
11. The voting rights of members will be determined by the applicable provisions of the Bylaws of the Foxwood Hills Property Owners Association, which provisions are incorporated herein by this reference.
12. Until such time as the Common Properties are owned by the Foxwood Hills Property Owners' Association, neither the Association nor its members shall have any legal right to said Common Properties, unless the Developer grants such legal rights. If and when the Association shall own one or more of the Common Properties, then each member, his family members and guests residing with him/them in his household shall be entitled to the use and enjoyment of those Common Properties which are owned by the Association, subject to reasonable regulations which the Board of Directors shall have the power to prescribe, including, but not limited to, payment of maintenance fees, assessments, and use charges. Such right and

easement of enjoyment of those Common Properties shall be appurtenant to and shall pass with the title to every lot.

13. After a structure is placed on any lot, all owners and/or occupants must out of respect for their neighbors and in order to maintain and enhance property values keep their property in reasonable repair and shall mow the property at regular reasonable intervals and should grass be allowed to grow to a height greater than eighteen (18) inches the undersigned owners may enter upon such property and mow same and such owner or occupant shall be liable for the cost of mowing and the cost of such mowing shall become a lien upon the property.
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 violations.
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 in full force and effect.