

STATE OF SOUTH CAROLINA

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COUNTY OF AIKEN

) RESTRICTIVE COVENANTS
) DOVEWOOD ESTATES

WHEREAS, Thomas E. Mixon and L. C. Mixon are the owners of a development known as DOVEWOOD ESTATES, in Aiken County, South Carolina, as shown on plats made by William H. McKie, III, PLS, dated September 15, 1994, containing 19 lots and being shown as Lots 1 through 19, less however, the southernmost 100 feet of Lot #1, said 100 foot depth being determined by a perpendicular line running northerly from the southern boundary thereof, said plats being recorded in Plat Book 33, Pages 39,40,41, RMC for Aiken County; and,

WHEREAS, it is the intention of the owners to impose Restrictive Covenants upon all of the said lots, now,

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the mutual advantages to Thomas E. Mixon and L. C. Mixon, the owners, and the purchasers of said lots, the said lots are subjected to the following Restrictive Covenants:

1. These covenants are to run with the land and shall be binding on all parties and all persons under them until October 1, 2004, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the owners of the tracts, it is agreed to change said covenants in whole or in part.
2. Should any owners, their heirs, executors, administrators, or assigns violate or attempt to violate any of the covenants herein, it shall be lawful for any person owning any real property situate in DOVEWOOD ESTATES to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants; provided, however, that no violation shall affect the validity of any mortgage lien of record prior to such violation.

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ALL our right, title and interest such being that of an abutting land owner, in and to that certain piece, parcel or strip of land, being the southern portion of that certain County Road shown as Old Tory Trail (C-777) on that certain plat prepared by William H. McKie, III, PLS, dated September 15, 1994, recorded in Plat Book , at Page , RMC for Aiken County, situate, lying and being in the County of Aiken, State of South Carolina, and being 25 feet in width commencing at lands now or formerly of Holley thence generally running Easterly to lands now of Kitchings, formerly lands of Mixon, as shown on said plat. Reference being made to said plat for a more complete description of the metes, bounds, distances and location of said property.

ALSO, all our right, title and interest such being that of an abutting land owner, in and to that certain piece, parcel or strip of land, being the western portion of that certain County Road shown as Weyerhauser Road (C-778) on that certain plat prepared by William H. McKie, III, PLS, dated September 15, 1994, recorded in Plat Book , Pages RMC for Aiken County, situate, lying and being in the County of Aiken, State of South Carolina, and being 25 feet in width commencing at lands of Weyerhauser thence generally running Northerly to lands of Kitchings, formerly lands of Mixon, as shown on said plat. Reference being made to said plat for a more complete description of the metes, bounds, distances and location of said property.

BEING a portion of the property conveyed unto the Grantors herein by deed recorded in Deed Book 1463, Page 293, RMC for Aiken County.

TAX PARCEL NUMBER PART OF 00-252-02-007

3. Any invalidation of any one of these covenants, by judgment or court order, shall in no way affect any of the other provisions which shall remain in full force and effect.

4. Only one house, dwelling, double wide, or single wide mobile home may be placed on any tract containing less than five (5) acres. Not more than two (2) houses or mobile homes may be placed on any tract over five (5) acres. The division of any lot must be approved by the Aiken County Health Department and Aiken County Planning Commission.

5. All houses shall have a minimum of 1,000 square feet of heated area, exclusive of porches, attached garages, carports, and other auxiliary area. Any mobile home must be 720 square feet or larger. If mobile home is over five (5) years old, it must be approved by Architectural Control Committee before placing same on tract.

6. The exterior body of any dwelling on any tract must be either brick, stucco, B-Grade siding, or its equivalent, wood shingles, natural stone, or exterior rough sawn plywood board and batten. No exposed cement block construction to be visible above the ground in the main dwelling.

7. All structures and mobile homes are to be underpinned within sixty (60) days.

8. No tract shall be maintained as a dumping ground for rubbish, trash, garbage or other waste except in sanitary containers.

9. No junked or abandoned vehicles shall be allowed or permitted to be on any tract for a period exceeding sixty (60) days, and any vehicle not bearing a current license plate issued by South Carolina Highway Department shall be considered abandoned.

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10. Each tract has a 10 foot drainage and utility easement along all side lot lines, a 20 foot drainage and utility easement along all rear lot lines, and a 20 foot drainage easement along all natural drains.

IN WITNESS WHEREOF, Thomas E. Mixon and L. C. Mixon have this 8th day of December, 1994, affixed their Hands and Seals.

WITNESSES:

Marvin B. Poston Thomas E. Mixon
THOMAS E. MIXON
Carolyn J. Wallace L. C. Mixon
L. C. MIXON

STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)
)

PERSONALLY appeared before me the undersigned witness who being first duly sworn, deposes and says that s/he saw the within named THOMAS E. MIXON and L. C. MIXON sign, seal and as their act and deed deliver the within Restrictive Covenants, and that s/he with MARVIN B. POSTON witnessed the execution thereof.

SWORN to before me this 8th day of December, 1994.

Marvin B. Poston
NOTARY PUBLIC FOR S. C.
MY COMMISSION EXPIRES: 11/21/2000

RECORDED
Planning Office

12-20-94 (15204)
Peggy J. Hartman