

plat made June 26, 1979 by Thomas M. Graham, Jr., R.L.S., recorded in Plat Book 11, page 73, records of Aiken County, comprising 33 lots situate in the southwestern section of the City of Aiken, Aiken County, South Carolina, has elected to dedicate the streets and easements as shown on the plat and to impose upon the lots certain restrictive and protective covenants, as follows:

1. All of the 33 lots in Houndslake North, Section X are designated as residential lots and no structure shall be erected on any lot other than one detached single family residence, and appropriate outbuildings. No commercial activity shall be conducted on any of the lots.

2. No dwelling shall be constructed on the lots shown on said plat which shall contain less than 2,000 square feet of heated floor space.

3. No building shall be located on any lot nearer than 50 feet from any street, except as shown on the above referred to plat, and no building shall be located nearer than 15 feet from any side lot line.

4. No lot shall be resubdivided or rearranged which shall (a) increase the number of lots in the subdivision, or (b) reduce the frontage of any lot to less than 120 feet, except Lots 7, 18, 20 and 21 which shall have a frontage of not less than is shown on the above referred to plat.

5. No tent, shack, mobile home, camper, travel trailer or basement shall be used at any time as a temporary or permanent

dedicated for use when necessary to provide adequate service to lots in the subdivision.

7. No garbage or domestic trash shall be disposed of by burning or burying on any lot within this subdivision or adjacent property.

8. All driveways between the street and garage and/or dwelling shall be paved with asphalt, brick or concrete.

9. No noxious or offensive activity shall be permitted on any lot, nor shall anything be done thereon which may constitute an annoyance or nuisance to the neighborhood.

10. No fences shall be erected along the property lines on the front one-third portion of any lot, except of ornamental design and not exceeding three and one-half feet in height. Any fence erected on the back portion of a lot must be approved by the Architectural Control Committee prior to erection.

11. All plans and specifications for buildings, fences and/or walls, to be erected upon said lots, shall be approved by an Architectural Control Committee. The first committee shall be the President of Houndslake Corporation or his designee who shall serve until his successors are selected. His successors shall comprise three persons selected by the owners of a majority of the lots in the subdivision. The ownership of each lot shall vest the owner(s) with a right to cast one ballot. A copy of all plans and specifications shall be furnished to and approved by the Architectural Control Committee before any construction is commenced.

ants herein, it shall be lawful for any other person owning any real property situate in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant(s). Provided however, that no violation shall affect the validity of any mortgage lien of record prior to such violation.

14. Invalidation of any of these covenants by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

Dated this 29th day of June, 1979.

In the presence of:

Betsy F. Altman
Betsy F. Altman

Robert S. Perry, Jr.
Robert S. Perry, Jr.

HOUNDSLAKE CORPORATION

Robert E. Penland
By Robert E. Penland
President

Robina Currie
By Robina Currie
Assistant Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF AIKEN }

Personally appeared before me Betsy F. Altman who being first duly sworn says that she saw the within named Houndslake Corporation by Robert E. Penland, President, and Robina Currie, Assistant Secretary, sign, seal and as their act and deed deliver the within written instrument for the purposes stated therein, and that she with Robert S. Perry, Jr. witnessed the execution thereof.