

CC&R Bullet Points

- The original document is titled "Protective and Restrictive Covenants" and filed in the Office of the Clerk of Court for Lancaster County, SC in Deed Book 321 at Page 214.
- Dwelling shall have a minimum of 3000 square feet of heated floor space. Dwelling shall have crawlspace foundation.
- All lot owners must begin construction within three (3) years of lot purchase. All construction must be completed within one year of foundation construction.
- Dwelling shall be "stick-built" on site with no modular construction or vinyl siding. All exterior walls shall be constructed with or covered by brick, stone, stucco, fiber cement board or any combination thereof. Driveways must be paved or concreted. All house plans must be approved by the developer.
- Garages shall be a minimum of two-car design. There shall be no carports. No garage shall open to the front of residence. Garages must have standard garage doors.
- Mailboxes shall be of a design and color as designated by the Developer.
- Swimming pools shall be in-ground and fenced.
- Only small TV satellite dishes (24" or less) are allowed and if attached to rear of the residence.
- No signs shall be displayed to the public except "For Sale" signs, contractors' signs during construction, and signs designating the home is security protected.
- Household pets are allowed. No farm animals. No commercial breeding.
- No day to day parking on the streets.
- Non-operational vehicles must be covered or kept in the garage.
- All outbuildings must be constructed with the same exterior material and color as the residence.
- All lots are to be mowed and kept in neat appearance by the lot owners. Lot owners must also maintain the right-of-way easement adjacent to their lot.
- All interior lot lines shall have a five-foot each side utility easement. Any natural swale shall have a twelve-foot drainage and sewer easement.
- All lots are to be used exclusively for single family residential dwellings. Home businesses are allowed provided there is no direct selling from nor commercial traffic to and from the residence.
- No tent, trailer, camper, garage shed, shack or any part thereof shall ever be used as a residence, temporary or permanent, nor shall any residence be of a temporary character.
- All surveying services must be performed by or under the direction of a surveyor licensed to practice in the state of South Carolina and has at least a 2-year degree in Surveying Technology and Civil Engineering Technology.
- These Covenants may be revised, in whole or in part, by a majority vote of the lot owners. An owner will have one vote for each lot owned. The term "owner" shall include individuals, groups or corporations.