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Lots No. 1 through 15, inclusive, Block Q;  
Lots No. 1 through 15, inclusive, Block R;

having such boundaries and measurements as shown  
on said plat.

The conditions and restrictions imposed on the aforesaid lots  
are as follows:

1. Residential Use of Property. All lots of land as shown on  
the plat shall be known and described as residential property and shall be  
used for residential purposes only, except as set forth in Paragraphs 10, 14 and 15.

2. Building Construction. Not more than one single-family  
dwelling shall be erected on any one lot. This does not prevent the  
erection of a one or two car garage, or other utility buildings of similar  
structure to the residence, the plans and specifications for which must  
be submitted for approval before construction to Quail Valley Company or  
a duly designated representative, as referred to in Paragraph 4 hereinbelow.

3. Setback. No building shall be located on any lot nearer  
to the front lot line than the setback lines shown on a plat of Quail  
Valley Subdivision by Heaner Engineering Co., Inc., dated April 17, 1972,  
and revised July 25, 1972, and being recorded in the Office of the Clerk of  
Court for Lexington County in Plat Book 120-G at page 74.

No building shall be located nearer than ten (10) feet to any interior  
lot line. For the purposes of this covenant, eaves and steps shall not  
be considered as part of a dwelling, provided this shall not be construed  
to permit any portion of a dwelling or building upon one lot to encroach  
upon another lot. Unintentional deviations from this restriction of not  
more than ten (10%) per cent shall not constitute a violation.

4. Architectural Controls. No building, fence, wall or other  
structure shall be commenced, erected or maintained on any lot covered  
by these restrictions nor shall any exterior addition to or change or altera-  
tion therein be made until the plans and specifications showing the nature,

kind, shape, height, materials and location of the same have been submitted to and approved in writing by Quail Valley Company or a duly designated representative. Such approval shall be determined by consideration of the workmanship, materials, harmony of exterior design with existing structures, and location with respect to topography and grade. PROVIDED, HOWEVER, that if approval or disapproval is not given within thirty days after plans and specifications are submitted, or no suit to enjoin construction is commenced prior to substantial completion thereof, it shall be presumed that the party has fully complied with this restriction.

5. Offensive Activities. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the community. No hogs, goats, poultry, cows, or horses which shall constitute a nuisance or cause unsanitary conditions, or any undesirable situation to any neighboring property, shall be maintained on any lot.

6. Fences, Walls and Signs. No front fences, copings, retaining walls, or billboards shall be erected or maintained on any of the said lots without first obtaining the written consent of Quail Valley Company.

7. Temporary Structures. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

8. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved over seven (7) feet of each side line of each lot and over the rear ten (10) feet of each lot. Within these easements no structure, planting or other material shall be placed

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or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for these improvements for which a public authority or utility company is responsible.

9. Dwelling Size. No dwelling erected on any lot in said subdivision shall have a ground floor area of less than one thousand eight hundred fifty (1,850) square feet, exclusive of open porches, garages, and carports.

10. Other Permitted Uses. The property designed for residential purposes may be used for parks, recreational, educational or religious uses as approved by Quall Valley Company.

11. Unightly Materials. No litter or other material of an unsightly nature, not natural to a well-kept and sightly neighborhood, will be retained or allowed to remain on any of the said lots. If such litter or other material is found on any of the said lots, the same will be removed by the lot owner, at the lot owner's expense, upon written request of Quall Valley Company. Upon the failure of the said lot owner to remove such litter or other material within thirty (30) days after written notice has been given, Quall Valley Company shall have the right to remove said litter or other material and the expense of such removal shall be paid by the said lot owner.

12. Places of Business. Quall Valley Company reserves the right to construct and maintain demonstrator houses and a sales office in said subdivision.

13. Quall Valley Company does hereby reserve unto itself, its successors or assigns, the right to relocate, open or close streets shown on said plat, and to revise, resubdivide and change the size, shape, dimensions and location of lots in said subdivision, and upon such relocation,

opening or closing of street, or revision, resubdivision, or changing of size, shape, dimensions and location of lots, the covenants, conditions, restrictions and reservations hereby imposed shall be applicable to the resulting lots in lieu of the lots originally shown on said plat prior to such revisions, relocation or change; PROVIDED, HOWEVER, no lot sold prior to such revision, relocation or change shall be deprived of that portion of the street or streets on which it bounds, nor of access to such lot from the streets in said subdivision; PROVIDED, HOWEVER, that in any subdivision, no lot shall have an area less than the smallest lot now shown on said plat.

14. The provisions contained in paragraph three (3) herein shall be construed to be for the benefit of the said Quail Valley Company who reserves the right to modify same at will so long as said modifications are approved by Quail Valley Company.

15. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by two-thirds (2/3) of the then owners of the lots has been recorded, agreeing to a change in said covenants either in whole or in part.

16. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages; action may be brought by Quail Valley Company or a property owner in the area.

17. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, QUAIL VALLEY COMPANY has caused these presents to be executed in its name by Robert R. Russell, Jr., this 20th day of September, 1972.

Signed, Sealed & Delivered  
In the Presence Of:

QUAIL VALLEY COMPANY (SEAL)

Linda B. Wilkins  
Robert E. Staton

By: Robert R. Russell Jr.  
Partner

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF RICHLAND )

PERSONALLY APPEARED before me Robert E. Staton, who, being duly sworn, deposes and says that he saw the within Quail Valley Company by Robert R. Russell, Jr., Partner, sign and seal the within Quail Valley Restrictions for the uses and purposes therein mentioned and that he with Linda B. Wilkins witnessed the execution thereof.

SWORN TO BEFORE ME THIS  
20th day of September, 1972.

Nancy K. Wilson (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 3-27-82

Robert E. Staton

Recorded the 22nd day of September A.D., 1972 at 11:17 A.M.  
CHARLES R. SHEALY, C. C. P. & Q. A.