



1. Article VII, Section 4: Minimum Size of Dwelling: Single family dwellings shall contain not less than a minimum of the following heated square feet: 1200 Square Feet Minimum

This area shall be exclusive of garage, carport, unheated storage areas and non-living space.

2. Article VII, Section 5: Building Setback Restrictions: No buildings, on residential lots, shall be located closer than the following to, the front, side and rear lines of the lot:

Front (Road) = 10 ft.  
Right Side = 3 ft.  
Left Side = 3 ft.  
Rear = 10 ft.

With a minimum of 6 feet between structures.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this the 30<sup>th</sup> day of December, 2005 in Lexington, South Carolina.

FIVE STAR DEVELOPMENT, LLC

BY: Ralph J. McClendon  
Ralph J. McClendon, President

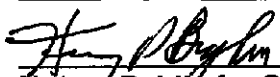
WITNESSES:

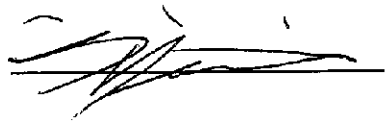
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STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEXINGTON )

PERSONALLY APPEARED before me the undersigned witness, who, being duly sworn, deposes and says that (s)he saw the within named FIVE STAR DEVELOPMENT, LLC BY: RALPH J. MCCLENDON, sign and seal the within DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONEY POINTE AT BEAR CREEK, PHASES I, II AND III - SECTION B for the uses and purposes therein mentioned and that (s)he with the other witness, witnessed the execution thereof.

SWORN TO BEFORE ME THIS  
30<sup>TH</sup> day of DECEMBER, 2005.

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 7/4/08

  
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