

RECORDED

D 328 No. 598

STATE OF SOUTH CAROLINA)

ARTICLES OF RESTRICTION

COUNTY OF RICHLAND

The undersigned, Timber Knoll Associates, A South Carolina Limited Partnership, being the owner of a certain piece, parcel, lot or tract of land lying and being near the City of Columbia, County of Richland, State of South Carolina. Said property consists of Lots #1-#14 as shown on a plat prepared for Timber Knoll Partnership by Douglas E. Platt, Sr., RLS #4041, dated May 24, 1974, to be recorded herewith. The owner, Timber Knoll Associates, A South Carolina Limited Partnership, is desirous of imposing certain restrictions and covenants as follows, to-wit:

- 1) No house trailer or moveable-type home to be placed on the property, nor shall any barn-type structure be used as a dwelling either temporarily or permanently.
- 2) There shall be no type of commercial building on the property, and the land shall be used for residential purposes only.
- 3) The sewage disposal shall be in conformity with regulations issued from time to time by the South Carolina Health Department.
- 4) Nothing shall be done or permitted to be done on the property which may be or may become an annoyance or nuisance to the neighbors or injure the value of other properties in the neighborhood.
- 5) No building shall be erected within ten (10) feet from the side of the property line.
- 6) Only One (1) dwelling may be placed on any lot in this subdivision.
- 7) All wood structure on the outside must be painted within six (6) months after construction.
- 8) Basements for installation and maintenance of utilities and drainage facilities are reserved five (5) feet from all lot lines.
- 9) No refuse, garbage or cast-off material shall be dumped on any lot.
- 10) Each lot owner is responsible for damage caused on other lots and to property of the above-named owner for fires started upon his property.
- 11) No structure shall be placed nearer than fifty feet (50') to the main roadway unless otherwise approved in writing by the above-named owner.
- 12) There shall be no dwelling house erected on the above described land having less than 2,000 square feet of floor space, exclusive of porches, garages, and carports. Building on site shall be constructed of old brick, or of new material (brick or rock), or of a material that must be approved in writing by the above-named owner.
- 13) No division of any lot in this subdivision may be made without the expressed, written approval of the above-named owner.

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- 14) Fences or walls will have to be approved in writing by the aforementioned owner.
- 15) No building shall be erected, placed or altered on any lot until the construction plans and specifications have been approved in writing by the above-named owner.
- 16) Not fewer than two (2) acres may be purchased in this subdivision.
- 17) Animals, other than household pets and horses, are not allowed. Horses must be fenced a minimum of fifty (50) feet to the rear of any dwelling. No livestock shall be allowed.

WITNESS the hand and seal this 31 day of August,

1974.

Virgil F. Ludee, Jr.

TIMBER KNOLL ASSOCIATES
A South Carolina Limited Partnership

BY: *S. Wyman Boozer*
S. Wyman Boozer, General Partner

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

PERSONALLY appeared before me Virgil F. Ludee, Jr. and made oath that he saw the within named Timber Knoll Associates, A South Carolina Limited Partnership, by S. Wyman Boozer, its General Partner, sign, seal and as its act and deed deliver the within written Articles of Restriction for the uses and purposes therein mentioned, and that he with Sandra C. Lewis witnessed the execution thereof.

SWORN TO BEFORE ME this 31 day of August, 1974.

Virgil F. Ludee, Jr.

Sandra C. Lewis (L.S.)
Notary Public for S. C.
My Commission Expires: 8/25/79

NOTARIAL SEAL