

**STATE OF SOUTH CAROLINA
COUNTY OF AIKEN**

**INSTRUMENT OF PROTECTIVE COVENANTS
EQUESTRIAN LOTS OF
HOUNDSLAKE NORTH, SECTION XV**

WHEREAS, Houndslake Corporation, the owner in fee simple of a Subdivision known as Equestrian Lots of Section XV, Houndslake North, as shown on a plat of same made by Cantelou Associates, Consulting Engineers, Surveyors, Planners, dated June 1, 1988, and recorded in Plat Book 20, Page 161, records of Aiken County, has elected to and hereby imposes upon said lots certain restrictions and protective covenants as follows:

1. All 16 lots in the Equestrian Lots of Section XV, Blocks D, E, & F, Houndslake North, are designated as residential Equestrian lots and no structure shall be erected on said lots other than one detached single family residence, and appropriate outbuildings. No commercial activity shall be conducted on said lots.
2. No dwelling shall be constructed on lots shown upon said plat which shall contain less than 1800 square feet of heated floor area.
3. No building shall be located on said lot nearer to street than as shown on the above referenced plat. No building shall be located on said lot nearer than 10 feet from any side lot line.
4. No lot shall be resubdivided or rearranged which shall increase the number of lots in the subdivision.
5. No tent, shack, mobile home, camper, travel trailer, or basement shall be used at any time as a temporary or permanent residence. Travel trailers, recreational vehicles and boats may be stored or parked on said lots only when out of general view and effectively screened from the street and golf course. No school buses, commercial vehicles, or nonoperating cars or trucks shall be parked or stored on said lots except in the carport, garage or to the rear of the residence, out of general view of the street and golf course.
6. All house plans including guest houses, additions to buildings, stables or other outbuildings, fences, walls and swimming pools must be approved in writing by Houndslake Corporation or a committee duly appointed by Houndslake Corporation. It is the responsibility of the property owner to retain possession of a copy of the approval signature. Before construction may commence on any lot, the lot owner or builder shall submit the following to the Architectural Control Committee:
 - a) A complete set of house plans and specifications.
 - b) A Plot Plan (sketch of location of improvement on lot).
 - c) Description or sample of all exterior materials (i.e. brick, siding, or stone, as well as roof shingle selection) and paint or stain colors of any and all exterior materials.
7. Stables may be erected on any lot for the housing of not more than three (3) horses except on Lots 7 & 16 where four (4) horses are allowed for the personal use of the owner and his household. The location, plans and specifications for such stables shall be approved by the

Architectural Control Committee. Stables shall be maintained consistent with the regulations of the South Carolina State Board of Health and shall not constitute an annoyance or nuisance to other residents of the subdivision.

8. The Architectural Control Committee will be allowed up to one week to review Items a), b), and c) as referred to above. Negotiation or discussion of any questionable items may result in further review time. The first committee shall be the President of Houndslake Corporation or his (her) designee who shall serve until his (her) successors are selected. His (Her) successors shall be comprised of three persons appointed by the first committee. Their successors shall be elected by the owners of a majority of the 16 lots in the Equestrian Lots of Section XV, Houndslake North. The ownership of said lot shall vest the owner(s) with a right to cast one ballot.

9. Owners of each lot are responsible for instructing contractors to make every effort to keep trash, scraps and construction debris to a bare minimum and to protect, as far as possible, trees, plants and other ground cover to prevent erosion. Each owner and his (her) building contractor is responsible for protecting the streets and neighboring property from sediment build-up and erosion due to his (her) own construction. Hay bales and/or a silt fence should be provided by the owner/contractor where needed.

10. During construction a receptacle should be available on site for this purpose and emptied when needed to avoid a nuisance to surrounding properties.

11. 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 (3 1/2) feet in height. Certain exceptions may be granted by the Architectural Control Committee in instances of unusually deep lots. Any proposed fence must be approved in writing by the Architectural Control Committee prior to erection. No chain link or cyclone fence shall be permitted.

12. All driveways between the street and garage and/or dwelling shall be paved with asphalt, brick or concrete, unless otherwise approved by the Architectural Control Committee. In some instances where a residence is set far back on the lot, Architectural Control Committee may allow the owner to stop pavement on the drive at fifty (50) feet from the property line.

13. No antennas or satellite dishes may be installed or maintained unless the type, installation and location upon the lot of said antenna or satellite dish shall be approved in writing by the Architectural Control Committee. Approval for satellite dishes will only be granted when they are out of the general view.

14. Easements for streets, sewer lines and other public utilities as well as drainage and riding easements are established and dedicated for such uses and purposes as shown on the above referenced plat.

15. Electric, gas, telephone and cable television lines installed on each lot should be located by the utility prior to digging plumbing, irrigation lines, holes for fence posts, etc.

16. No garbage or domestic trash shall be disposed of by or burying on said lot or adjacent property.

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

18. Clotheslines or any other display of clothing or other items for drying purposes shall not be permitted on said lot unless they are adequately fenced or screened from view of the street, and other neighboring lots.

19. Lot owners or their agents shall maintain their lot in Maintenance of lots includes control a clean, orderly manner. Maintenance of lots includes control of weeds, and other high growth, removal of dead and fallen trees.

These covenants shall run with the land and shall be binding on all parties residing or owning said lot, until 2025, at which time the covenants will be automatically extended for successive ten year periods unless by vote of a majority of the then owners of lots in Section XV, Houndslake North, they agree to change these covenants in whole or in part.

Should any owners, their heirs, executors, administrators or assign violate or attempt to violate any of the covenants herein, it shall be lawful for any other person owning any real property in Section XV, Houndslake North, to prosecute any

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 8th day of July 1988.

For original signed documents visit Aiken County RMC