STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

INSTRUMENT OF PROTECTIVE COVENANTS
HOUNDSLAKE, SECTION I

WHEREAS, Houndslake Corporation, owner in fee simple of a subdivision known as Houndslake, Section I, as shown on plat made September 4, 1974 by W. E. Gilbert & Associates, Inc., recorded in Plat Book 7 at page 48, records of Aiken County, comprising Lots 1 through 13 inclusive on Inverness West, and Lot 14 on Houndslake Drive, situate in the southwest section of the City of Aiken, Aiken County, South Carolina, has elected to dedicate the streets and easements as shown on the plat and to impose upon the lots certain restrictive and protective covenants, as follows:

1. All of the 14 lots in Houndslake, Section I, are designated as residential lots and no structure shall be erected on any lot other than one detached single-family residence, and appropriate outbuildings. No commercial activity shall be con- ducted on any of the lots.

2. No dwelling shall be constructed on the lots shown. upon said plat which shall contain less than 2200 square feet of heated floor space.

3. No building shall be located on any lot nearer than 50 feet from Inverness West or Houndslake Drive except as shown upon the above referred to plat, and no building shall be located on any lot nearer than 15 feet from any side lot line.

4. No lot shall be resubdivided or rearranged which shall (a) increase the number of lots in the subdivision, or (b) reduce the frontage of any lot to less than 120 feet, except Lot 7 as shown on the plat which shall not be reduced.

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 and boats may be stored or parked on any lot only when out of general view and effectively screened from the street and from the golf course. No commercial vehicles shall be parked or stored on any lot except in the carport, garage or to the rear of the residence, out of general view.

6. Easements for streets, drainage, sewerage and other public utilities are established and dedicated for such uses and purposes as shown on the plat. In addition, thereto, utility easements for electricity, telephone and cable TV, 5 feet wide just in- side and adjacent to the side lot lines, are established and dedicated for use when necessary to provide adequate service to lots in the subdivision.

7. No garbage or domestic trash shall be disposed of by burning or burying on any lot within this subdivision or adjacent property.

8. All driveways between the street and garage and/or dwelling shall be paved with asphalt, brick or concrete.

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

10. 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 feet in height. Any fence erected on the back portion of a lot must be approved by the Architectural Control Committee prior to erection.

11. All plans and specifications for buildings, fences and/or walls, to be erected upon said lots, shall be approved by an Architectural Control Committee. The first committee shall be the President of Houndslake Corporation or his designee who shall serve until his successors are selected. His successors shall comprise three persons selected by the owners of a majority of the lots in the subdivision. The ownership of each lot shall vest the owner(s) with a right to cast one ballot. A copy of all plans and specifications shall be furnished to and approved by the Architectural Control Committee before. any construction is commenced.

12. These covenants shall run with the land and shall be binding on all parties residing or owning lots, in the subdivision, until January 1, 2014, 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 they agree to change the covenants in whole or in part.

Dated this 4th day of September 1974.

For original signed documents visit Aiken County RMC