

**STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN**

**INSTRUMENT OF PROTECTIVE COVENANTS  
HOUNDSLAKE, SECTION VII**

WHEREAS, Hounds Lake Corporation, owner in fee simple of a subdivision known as Hounds Lake, Section VII, as shown upon plat made January 28, 1982, by Ayer, Graham & Associates, Inc., Consulting Engineers and Land Surveyors, recorded in Plat Book 12 at page 101, records of Aiken County, comprising 70 lots situated in the southwestern 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 70 lots in Houndslake, Section VII, 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 conducted on any of the lots.
2. No dwelling shall be constructed on the lots shown on said plat, Block A, which shall contain less than 1800 square feet of heated floor space, except Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, which shall contain not less than 2000 square feet of heated floor space. No dwelling shall be constructed on the lots on said plat, Block B, which shall contain less than 1600 square feet of heated floor space.
3. No building shall be located on any lot nearer than 50 feet from any street except as shown on the above referred to plat, and no building shall be located on any lot nearer than 15 feet from any side lot line except Block A lots 2, 9, 10, 15, 16, 17, 18, 19, 20, 21, 23, 31, 32, and 33, all of which shall have a side set back of 10 feet.
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 110 feet except lots 16, 18, 21, 23, 28, 29, 36, 37, 38, 53, and 54 of Block A, 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.
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. Clotheslines shall not be permitted on any lot unless they are adequately fenced or screened from view from the golf course and the street.
10. 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.
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 feet in height. Any fence

erected on the back portion of a lot must be approved by the Architectural Control Committee prior to erection.

12. 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.

13. These covenants shall run with the land and shall be binding on all parties residing or owning lots in the subdivision, until January 1, 2022, 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.

14. Should any owners, their heirs, executors, administrators or assigns violate or attempt to violate any of the covenants herein, it shall be lawful for any other person owning any real property situate in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant (s). Provided, however, that no violation shall affect the validity of any mortgage lien of record prior to such violation.

15. 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 11th day of February, 1982.

For original signed documents visit Aiken County RMC