

**STATE OF SOUTH CAROLINA
COUNTY OF AIKEN**

**INSTRUMENT OF PROTECTIVE COVENANTS
HOUNDSLAKE NORTH, SECTION XIV**

WHEREAS, Hounds lake Corporation, the owner in fee simple of a Subdivision known as Section XIV, Houndslake North, as shown on a plat of same made by Ayer, Graham & Associates, Inc., Consulting Engineers and Land Surveyors, dated August, 1986, and recorded in Plat Book 18, Page 169, records of Aiken County, has elected to and hereby imposes upon said lots certain restrictions and protective covenants as follows:

1. All 23 lots in Section XIV, Houndslake North, are designated as residential 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 13 through 23 with less than 1800 square feet of heated floor space. No dwelling shall be constructed on Lots 1 through 12 with less than 2000 square feet of heated floor space.
3. No building shall be located on said lot nearer to street than as shown on the above referenced plat, and 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 (a) increase the number of lots in the subdivision, or (b) reduce the frontage of any lot to less than 110 feet.
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 said lots only when out of general view and effectively screened from the street and golf course. No school buses, commercial vehicles, or non-operating 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, additions to buildings and construction of structures (including walls and fences) must be approved in writing by Houndslake Corporation or a committee duly appointed by Houndslake Corporation. Before construction may commence on any lot, the lot owner or builder shall submit the following to the Architectural Control Committee:
 1. A complete set of house plans, specifications must be submitted if requested by the Architectural Control Committee.
 2. A Plot Plan.
 3. Description or sample of all exterior materials (i.e. brick, siding or stone as well as roof selection) and paint or stain colors of any and all exterior materials.
7. The Architectural Control Committee will be allowed up to one week to review items 1., 2., and 3. as referred to above. Negotiation or discussion of any question- able items may result in further review time. The first committee shall be the Presi- dent of Hounds lake Corporation or his designee who shall serve until his successors are selected. His successors shall be comprised of three persons selected by the owners of majority of the lots in Hounds lake, Section XIV Subdivision. The owner- ship of said lot shall vest the owner(s) with a right to cast one ballot.

8. 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 thereby preventing erosion.

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

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 proposed fence must be approved in writing by the Architectural Control Committee prior to erection.

11. 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.

12. 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 on the rear portion of said lot and out of general view.

13. Easements for streets, drainage, sewage and other public utilities are established and dedicated for such uses and purposes as shown on the above referenced plat.

14. 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.

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

16. 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, other neighboring lots and the golf course.

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

These covenants shall run with the land and shall be binding on all parties residing or owning said lot, until January 1, 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 Houndslake, Section XIV, they agree to change these covenants in whole or in part.

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 in Houndslake, Section XIV 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 or any mortgage lien of record prior to such violation.

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 15th day of December 1986.

For original signed documents visit Aiken County RMC