

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RESTRICTIVE AND PROTECTIVE
COVENANTS FOR STONEHAVEN
SUBDIVISION

FILED
GREENVILLE CO., S.C.
SEP 20 11 30 AM '90
DONNE S. TANKERSLEY
R.H.C.

These Restrictive and Protective Covenants are applicable to the numbered lots of Stonehaven Subdivision, Phase #1, Section 1, Sheet 1 of 2 Stonehaven Subdivision as recorded in the Office of the Greenville County RMC in Plat Book 18V at Page 44 and Phase #1, Section 1, Sheet 2 of 2 Stonehaven Subdivision as recorded in the Office of the Greenville County RMC in Plat Book 18V at Page 45.

I. USES PERMITTED AND PROHIBITED

1. All numbered lots shall be used exclusively for single family residential dwellings.
2. No trailer, basement, tent, shack, garage, barn, or other outbuildings erected upon any lot shall at any time be used as a residence, either temporarily or permanently. No structure of a temporary nature shall be used as a residence.
3. No house trailer shall be placed on any lot either temporarily or permanently. Subject to the prior approval of the Architectural Committee, a camping trailer, boat, and/or similar equipment used for the personal enjoyment of a resident of a lot, can be parked behind the dwelling but cannot be parked in the front or side thereof. Such equipment shall at all times be neatly stored and positioned to be inconspicuous. No tree houses or playhouses shall be erected on any lot unless previously approved in writing by the Architectural Committee.
4. No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood. No numbered lot or any part thereof shall be used for any business or commercial purpose.
5. No animals shall be kept, maintained or quartered on any lots except that cats, dogs, and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants.
6. The total area of all driveways shall be paved by plant mix concrete, asphalt or other materials approved by the Architectural Committee.

7. Nothing herein contained shall be construed to prevent the developers, Stonehaven Partnership, a South Carolina General Partnership, or their successors and assigns from maintaining temporary sales offices and storage on any lot while the subdivision is in the process of being developed and while houses are under construction within the development.

II. SETBACKS, LOCATION AND SIZE OF IMPROVEMENTS AND LOTS

1. No building shall be erected on any lot nearer to the front lot line than the building setback line as shown on the recorded Plat. No residence shall be nearer to any side lot than a distance equal to 10% of the width of the lot measured at the building setback line.

2. No lot shall be recut without first obtaining the written permission of the Architectural Committee created under Article III hereof.

3. Nothing herein contained shall be construed to prohibit the use of more than one lot or of portions of one or more lots as a single residential unit, provided, written approval thereof shall first be obtained from the Architectural Committee and, provided further, said site faces as required by these restrictions and the recorded Plat.

4. Two Thousand Four Hundred (2,400) square feet shall be the minimum floor space required on all numbered lots in Stonehaven Subdivision, Phase #1, Section 1, Sheet 1 of 2 and Sheet 2 of 2. In calculating the minimum floor space, the Architectural Committee may, within its sole discretion, give credit for one-half (1/2) of the total space in an enclosed garage, storage room, and porches under roof.

5. All mail boxes and posts used in Stonehaven shall be of a uniform design and construction as approved by the Architectural Committee.

6. No garage or other outbuilding more than two stories in height shall be erected upon any numbered lot. The entrance to a garage shall not face the street or be cater-cornered thereon, unless it has doors. The entrance to all carports shall face the rear or the side of the lot, except on corner lots in which case the entrance must be from the rear.

7. No above ground swimming pools may be constructed on any numbered lot.

III. APPROVAL OF PLANS CHANGES

1. The Architectural Committee shall be composed of Ellis L. Darby, Jr., M. Graham Proffitt, III, William H. McCauley, and C. R. Maxwell. In the event of the failure or inability, for any reason, of a member to act, the vacancy created shall be filled temporarily or permanently, as necessary, by the remaining member(s) of the Committee.

All members shall constitute a quorum and a unanimous vote shall be required for the transaction of any business of the Committee.

2. No improvements, buildings, fences, structures whether permanent or temporary, including but not limited to, television satellite disc systems, radio antenna or towers, television antenna or towers shall be erected, placed, or altered on any lot or lots until and unless building plans, specifications and plot of such residence, structures or television satellite disc systems have been approved in writing as to the conformity and harmony of external design and consistence with plans of existing residences or other buildings and as to the location of the structure with respect to topography and finished ground elevation, by the Architectural Committee. Fences shall not exceed six feet in height at the rear of any residence and no fence shall be located on any lot nearer to the front lot line than the building setback line as shown on the recorded Plat.

3. In order to prevent duplication of buildings or improvements to be constructed in this section or adjacent section, the Committee is vested with full authority to approve or disapprove plans for the construction of any building or improvements with its major features so similar to an existing building or improvement as to be construed as a practical duplication thereof in the discretion of the Committee.

4. In the event said Committee fails to approve or disapprove such designs and plans within thirty (30) days after said plans have been submitted to it, and if no suit to enjoin the erection or alteration of such building or improvement has been commenced before such erection or alteration is substantially completed, such prior approval will not be required and this covenant will be deemed to have been fully complied with and no suit or claim will be available to said Committee, nor to any lot owner or other person. The term "building or improvement" shall be deemed to include the erection, placement, or alteration of any outbuilding, wall, or fence to be made in any lot.

5. The Committee is authorized by unanimous vote of all its members to approve or ratify in the construction or alteration of any building minor violations of the requirements herein set forth under Section II, "Setbacks, Location, and Size of Improvements and Lots," if in the opinion of all the members of the Committee, the same be necessary to prevent undue hardship because of topography, the shape of any platted lot or the setback lines as shown on the recorded plat, and if in the opinion of the members of the Committee such violation will cause no substantial injury to any other lot owner. In no event may the Committee approve or ratify a violation of the front setback line of more than five feet or of the main building side line restriction of more than four feet or of the restrictions by the Committee in accordance with this paragraph shall be binding on all persons.

6. Nothing in this section shall prevent the Architectural Committee from requesting the Homeowners Association to establish a sub-committee of the Architectural Committee, made up exclusively of homeowners, residents of Stonehaven for the sole purpose of acting upon requests by existing owners to modify their residence or add an outbuilding. Such request shall include, but not be limited to, requests to enclose a garage or screened porch, add a room, add an outbuilding for storage, or modifications to existing dwellings.

7. All fuel oil tanks or containers shall be covered or buried underground consistent and in conformity with all state and federal environmental rules and regulations.

8. No exterior lights mounted on telephone poles or similar systems or lights operated by photo cells (or similar devices) will be permitted without prior approval by the Architectural Committee. Subject to the approval of the Architectural Committee exterior lighting on standard exterior lamp posts or by spot lights mounted on the residence structure will be permitted.

IV. EASEMENTS

1. An easement is reserved over the rear and side lot lines five feet in width on each lot for the installation, operation, and maintenance of utilities and for drainage purposes. Such easement across the lots, as are shown on the recorded plat, are also reserved.

The right is further reserved within the five foot easement for grading changes and tree removal, if necessary, for the purpose of landscaping and drainage, all subject to the approval of the Architectural Committee.

V. RECREATIONAL FACILITIES, COMMON
GROUNDS AND MAINTENANCE CHARGES

1. The developers will build at their expense a swimming pool, club house, 2 tennis courts, and off-street parking, for the use and enjoyment of all residents of Stonehaven Subdivision and said facilities will be deeded by the developers to Stonehaven Subdivision Recreation Association, a corporation formed for the purpose of owning and operation of said facilities.

2. The developers will complete these facilities at which time the property will be deeded to an eleemosynary corporation formed by the developers. The developers will operate these facilities and the corporation for the benefit of the residents until at least fifty (50) homes are sold to residents of Stonehaven Subdivision, at which time the operation of the facilities and the corporation will become the sole responsibility of the residents of Stonehaven Subdivision. The owner of every residence located in said subdivision shall be a member of said corporation, and shall be entitled to one vote, regardless of the number of lots used in connection with his residence. When title to the property is vested in two or more persons jointly, the vote shall be exercised as they among themselves determine but in such case no more than one vote shall be cast per residence. Membership shall be appurtenant to and may not be separated from ownership of the property which is subject to assessment. The developers reserve the right to allow membership to non-residents of Stonehaven Subdivision on a year to year basis. This right to grant non-resident membership by the developers is continuous until such time as it is not necessary for the developers to subsidize the Recreation Association for the maintenance and operation of the recreation facilities.

3. An annual assessment consistent with the By-Laws of the above-referenced corporation shall be levied by the corporation against each residence in the subdivision. This assessment shall be based on the residence only but shall be a lien upon all lots or portions of lots used by an owner in connection with his residence. Said assessment shall be due and payable to the corporation on May 1, of each year to cover the fiscal year beginning June 1, and ending May 31, of each year. Any assessment not paid within thirty (30) days after the due date thereof shall bear interest from the due date at the legal rate of interest. The acceptance of a deed by a grantee shall be construed to be a covenant by the grantee(s) to pay said assessment, which shall run with the land and be binding upon said grantee, his successors, heirs, and assigns. No person may waive or otherwise escape liability hereunder by the non-use of the facilities of the corporation or abandonment of the property.

4. The corporation shall have the right to suspend the voting rights and right to use the recreational facilities of a resident for any period during which any assessment against his property remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations. In addition, the corporation shall have the right to enforce by any proceeding at law or in equity all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this instrument. In the event of non-payment of any assessment as set forth herein, the corporation may bring an action at law against the owner(s) personally obligated to pay same or foreclose a lien against property in the same manner that a real estate mortgage is foreclosed and interests, costs, and attorneys' fees shall be added to the amount of such assessment. The lien of the corporation against the property must be established by, and shall be effective from the time of filing of a Notice of Lis Pendens in the Office of the Clerk of Court of Greenville County. Failure by the corporation, or any owner, to enforce any covenant or lien herein contained shall in no event be deemed a waiver of its right to do so.

5. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage, lien of laborers, contractors, or material men furnishing labor and material in connection with the construction of improvement located on said property, unless prior to the filing thereof Notice of Lis Pendens has been filed by the corporation for foreclosure due to nonpayment of its assessments. Sale or transfer of any residence shall not affect the assessment lien; however, the sale or transfer of any lot pursuant to foreclosure of a mortgage or materialmen's or mechanic's lien or any proceeding in lieu thereof shall extinguish the lien of such assessment as to payments which became due prior to such sale or transfer unless prior to commencement of said action a Notice of Lis Pendens has been filed by the corporation to enforce the collection of any charges that shall become payable after the acquisition of title by a subsequent bona fide purchaser for value.

6. The annual assessment to be levied by the corporation shall not apply to any lot or residence so long as it is wholly or partially owned by Stonehaven Partnership, or its successors, Ellis L. Darby, Jr., M. Graham Proffitt, III, Creative Builders, Inc., C. R. Maxwell, or any partnership corporation, or other entity in which either Ellis L. Darby, Jr., M. Graham Proffitt, III, Creative Builders, Inc., C. R. Maxwell, have at least a twenty-five (25%) percent interest. When the homeowner takes title from the builder, the homeowner

shall pay a proportional share of the assessment in effect for that year, which partial assessment shall be due and payable within thirty (30) days from the date title is transferred to the homeowner. With respect to individuals who purchase lots with the expectation of later erecting a residence, when such individual takes title to the lot, such individual shall pay a proportional share of the assessment in effect for that year, which partial assessment shall be due and payable within thirty (30) days from the date title is taken.

7. Until such time as the developers form the corporation, the Architectural Committee is empowered to perform the functions that will be performed by the corporation and for this purpose may make such rules and regulations as it deems desirable to carry out said purposes. During this interim period, the Committee shall have the power to make an annual assessment as may be required. The assessment made by the Committee shall have the same force and effect as though made by the corporation, all as set forth above.

8. As used herein, the term "developers" shall mean Ellis L. Darby, Jr., M. Graham Proffitt, III, Creative Builders, Inc. and C. R. Maxwell.

VI. MISCELLANEOUS

1. No signs shall be permitted on any residential lots except that a single sign offering property for sale or for rent may be placed on any such lot provided such sign is not more than 24 inches wide and 20 inches high.

2. The property within the subdivision is hereby declared to be a bird sanctuary and any hunting of any wild birds is hereby prohibited.

3. The covenants herein contained are to run with the land and shall be binding on all persons claiming under them until the 31st day of December, 2010, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the majority of the then owners of the lots, it is agreed to change said covenants and building restrictions in whole or in part.

4. Additional real property, including existing subdivisions, may become subject to these Restrictive and Protective Covenants without the approval of any purchaser or transferee of the developers or the owner of any one lot in Stonehaven, by filing of record by the developers of Supplementary Restrictive and Protective Covenants with respect to the additional property, which shall automatically extend

the scheme of these Restrictive and Protective Covenants with respect to such property. Such Supplementary Restrictive and Protective Covenants may contain such additions and modifications of these Restrictive and Protective Covenants as may be necessary to reflect the different character of added properties, but in no event shall such Supplementary Restrictive and Protective Covenants revoke, modify, or add to the covenants established by these Restrictive and Protective Covenants in regard to any lot in Stonehaven as they relate to the lots in Phase 1 Section 1, Sheet 1 of 2, Plat Book 18V, Page 44 and Phase 1, Section 1, Sheet 2 of 2, Plat Book 18V, Page 45.

The developers reserve the right to structure the use of the recreation facilities to include all the residents of the Stonehaven Subdivision.

If the undersigned, or their successors, heirs, or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one or more of these covenants by Judgment of Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said developers have hereunto set their hands and seals this 18th day of September, 1990.

WITNESS: STONEHAVEN, a South Carolina General Partnership:

Judith S. Payne By: Ellis L. Darby, Jr.
M. R. Johnson Ellis L. Darby, Jr.

Judith S. Payne By: M. Graham Proffitt, III
M. R. Johnson M. Graham Proffitt, III

By: Creative Builders, Inc.

Judith S. Payne By: William H. McCauley
M. R. Johnson William H. McCauley, President

Judith S. Payne By: C. R. Maxwell
M. R. Johnson C. R. Maxwell

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Ellis L. Darby, Jr., M. Graham Proffitt, III, Creative Builders, Inc. by its President William H. McCauley and C. R. Maxwell sign, seal and deliver the within instrument and that (s)he with the other witness subscribed above witness the execution thereof.

Judith L. Payne

SWORN to before me this
18th day of September, 1990

M. R. [Signature] (SEAL)
Notary Public for South Carolina

My commission expires *4-7-99*

Recorded Sept. 20, 1990 @ 11:30 AM

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