

EXHIBIT "A"
RESTRICTIONS FOR WHITESTONE RIDGE

This property is conveyed subject to the following restrictions, which shall be deemed to run with the land:

1. Property may be used for residential, agricultural or commercial/industrial use.
2. No abattoir, slaughter house, hog lot, junkyard or salvage yard shall be permitted on the property.
3. Residential structures may be site built, modular or manufactured.
4. All homes must be landscaped to reasonable standards, set back a minimum of 50' from Whitestone or Cowford Bridge Road.
5. No fence shall be erected on any part of the 50' road easement for Whitestone Road or Cowford Bridge Road.
6. Horses, cattle and farm animals are permitted on this property, provided that there shall be one acre of fenced & pastured land for each cow, horse or farm animal.
7. No titled vehicle shall be permitted on the property without a current license plate and insurance, excepting true antique or collector vehicles. This restriction shall not be construed to prohibit farm machinery or equipment.
8. No owner shall permit any unsanitary, offensive or unsightly condition to exist on any tract.
9. A 15' easement for drainage and utility installation, including cable television, electric lines and maintenance of same shall be reserved on the rear and side lot lines of each tract. A 20' sight line easement is reserved across the front of all tracts adjoining Whitestone or Cowford Bridge Road and may be utilized only when required by SC DOT, Spartanburg County, other governmental authority or the developer to install driveways or roads on any tract.
10. These restrictions shall be enforceable by any property owner or the grantor.
11. In the event any court proceeding is instituted for the purposes of enforcing these restrictions, whether by a property owner or the developer, then the prevailing party shall recover as a cost of such action, his or her entire expenses and costs, including attorney's fees.