

ADENDUM B

RESTRICTIVE COVENANTS AND PROTECTIVE STANDARDS For Sloan Road Property

1. ALLOWABLE STRUCTURES: No houses, buildings or similar improvements shall be erected, placed or permitted to remain on the Property other than a primary dwelling house, accessory (guest) house, and barns or outbuildings incidental to residential use.

(a) APPROVED CONSTRUCTION:

(i) **PRIMARY DWELLING:** No dwelling house shall be constructed, erected, or placed on any tract having less than 1,800 square feet of heated floor space exclusive of porches, garages carports, or basements. Such main dwelling house shall have either an enclosed double garage or a double carport; both shall face either the side or to the rear of the dwelling. Only one (1) primary residence may be erected on a single lot; provided however that an Accessory Apartment (guest house) is allowable. In no case shall concrete block be exposed. If used for foundation or any wall, it shall be brick veneered. Property may not be further subdivided in any manner that would create an additional lot.

(ii) **ACCESSORY APARTMENT (GUEST HOUSE):** Such accessory dwelling shall be constructed along the same lines to conform in appearance to the main dwelling above and shall comply with the Spartanburg County Ordinance for accessory apartments and maximum square footage of 1/3 the floor space of the primary dwelling. Under no circumstances can such dwelling be constructed or occupied prior to completion and occupancy of the primary dwelling, provided however that simultaneous construction is permissible. Permanent occupancy of an Accessory Apartment shall not exceed two (2) individuals.

(b) **APPROVED CONSTRUCTION - BARNs:** Due to the nature of the Property, it is necessary that barns and outbuildings be constructed in a workmanlike manner and shall be completely finished and enclosed on the exterior with quality construction-grade materials. Barns must be essentially enclosed. Aluminum siding is not allowable. In no case shall concrete block be exposed and if used for foundation or any wall, it shall be stuccoed or brick veneered.

2. TRAILERS AND MOBILE HOMES: Trailers, mobile homes, modular homes (including, but not limited to double wide mobile homes), or manufactured



structures, transportable in one or more sections, built on a permanent chassis designed for towing, (irrespective of whether such may be permanently affixed to the site) are strictly prohibited. A HUD-code "manufactured home" is also strictly prohibited. Furthermore, no pre-existing residence or building may be moved from another lot location and placed on the Property.

3. **CONSTRUCTION TIME LIMIT:** No specific time limit is placed from the date of sale for construction of a dwelling to begin. However, prior to the construction of a permanent dwelling, the Property Owner shall maintain any open land and pasture land by mowing and keeping such open and pasture land free of undergrowth and debris.
5. **REQUIRED SET BACK:** No buildings or residences shall be constructed or located nearer than 100 feet from the edge of Sloan Road.
6. **DRIVEWAYS:** All driveways must be concrete, paved or covered with stone. "No dirt driveways."
7. **PROHIBITED ACTIVITIES:** No manufacturing or production activities or any other activity that shall cause incremental traffic by the general public shall be permitted on the Property. This includes, without limitation, commercial horse training/boarding operations. Business and professional Property Owners may use their residence as an ancillary facility to an office established elsewhere so long as such use does not cause incremental traffic by the general public. No noxious or offensive trade or activity shall be carried on upon property, nor shall anything be done thereon tending to cause danger, embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall not be maintained any plants, animals, device or thing of any sort whose numbers, normal activities or existence is in any way noxious, dangerous, unsightly or unpleasant that may diminish or destroy the enjoyment of other property in the neighborhood. Swine, goats, fowl or exotic animals are not permitted. The storage of rubbish, debris, junk, post construction building materials, or collectibles shall not be permitted on the Property unless kept within a barn or outbuilding and out of view.
8. **SERVICE YARDS:** All garbage receptacles, water pumps, fuel tanks, permanent generators, clothes lines, wood piles, and other unsightly objects must be placed or stored behind landscape, fences or screened-in areas to conceal them from view from surrounding roads and adjacent properties.
9. **PETS:** All animals kept on or about the Property shall be well maintained at all times and under the control of a responsible person and obedient to the person's command. Any pet that consistently barks or makes disturbing noises which might reasonably be expected to disturb surrounding properties must be kept in a sound-proof area. The Property is also governed by the Spartanburg County Animal Control Ordinance reference Section 6-18. This section of the ordinance specifically prohibits pet owners from allowing animals to run "at large" and further prohibits the keeping of animals that habitually bark, whine or howl.



10. GRAZING ANIMALS: Grazing animals other than horses or cows are prohibited. No Property Owner shall keep no more than one (1) horse or cow for each two (2) acres of pastureland (rounded up to next acre) owned or leased.

11. VEHICLES:

(a) Campers, recreational vehicles, utility trailers, boats and trailers (including horse trailers) must be stored either entirely within a garage or barn or parked in such a manner that they are not immediately visible to the surrounding neighbors. Dirt Bikes shall NOT be operated anywhere on the Property.

(b) Four Wheeler (ATVs) may be used in a capacity conducive to land maintenance, management or agricultural practices as may Golf carts and Utility Vehicles (UTVs) built in a similar manner. These vehicles shall only be used during normal daylight hours and shall not be operated after sunset. No ATV riding tracks, jumps or trails shall be constructed or maintained on any parcel. The random riding of any ATV for recreational use shall be strictly prohibited.

(c) No inoperable vehicles or vehicles without a current license plate are allowed unless stored in an enclosed building or garage.

12. SEWAGE DISPOSAL: All sewage disposal shall be by systems installed with the approval of the Department of Health and Environmental Control.

13. SWIMMING POOLS: Above ground pools are prohibited. Outside spas must be surrounded by privacy fencing or privacy landscaping if visible from adjoining properties.

