

Farm Deed Restrictions

1. DWELLINGS, BARNs, SHEDS, GUEST HOUSES AND OUTBUILDINGS: All dwellings, barns, sheds, guest houses and outbuildings constructed or placed on the Property shall be constructed of quality materials and shall be completely finished on the exterior. No primary dwelling house shall be constructed, erected, or placed on any lot having less than 1,500 square feet of floor space, including enclosed porches and sunrooms.

2. (a) GUEST HOUSES and BARN APARTMENTS: While only one (1) primary residence may be erected on a single lot an Accessory Apartment (guest house) is allowable when constructed as provided for in 1, (above). Temporary occupancy of a guest house, garage or barn apartment shall be permitted before and during the construction period for the main dwelling, provided however that under no circumstances shall a guest house or barn apartment be used as a primary dwelling.

(b) 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 the requirement that square footage does not exceed 1/3 the floor space of the primary dwelling.

3. TREE REMOVAL, MINING: Mature, live hardwood trees may be thinned, but not clear-cut except in areas of construction activity. No rocks, gravel, clay or minerals shall be excavated or removed from the Property or surrounding creeks for commercial purposes.

4. TRAILERS AND MOBILE HOMES: Trailers, mobile homes, (including, but not limited to double wide mobile homes), transportable in one or more sections and 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 prohibited. Furthermore, no preexisting residence may be moved from another lot location and placed on the Property; provided however that nothing contained herein shall prohibit the placement of Blue Ridge Log cabins and similar class modular homes.

5. SUBDIVISION OF TRACTS: No tract shall be further subdivided that results in a sub-parcel of less than five (5) acres and only a single primary dwelling shall be allowed on any five (5) acre sub-parcel.

6. PROHIBITED ACTIVITIES:

a) No noxious or offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall not be maintained any plants, animals, device or thing of any sort whose 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 by the owners hereof. Anything contained herein to the contrary notwithstanding, it is understood that tracts and portions of tracts may be used for the farming of cattle, sheep, goats, horses and similar herbivorous animals in numbers not to exceed one (1) grazing animal per acre of fenced pasture.

b) The Property is for agricultural and/or residential use. No manufacturing or production activities or any other activity that shall cause more than an incremental increase in traffic by the general public shall be permitted on the Property. 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 result in increased public traffic. Business-related activities related to equestrian training, farming (crops and livestock), selling, boarding and/or breeding of animals is permitted.

b) No junk or salvage automobiles or equipment are allowed on the Property at any time. No inoperable vehicles or vehicles without current license plates shall be exposed to public view.

7. SEWAGE DISPOSAL: All sewage disposal shall be by septic tank installed with the approval of the County or State Board of Health and Environmental Control.

8. ENFORCEMENT: Enforcement of these Deed Restrictions shall be in an action at law or in equity to recover such damages as are reasonably sustained by the alleged violation and to prevent the alleged or attempted violation by temporary or permanent injunction. Failure to enforce these Restrictions for any single violation shall not be construed as a waiver of the right to enforce these Restrictions in the event of a future violation. Plaintiffs in any Restriction action is limited to the current Property Owner of record of any parcel or sub-parcel derived from the original 108.84 acre tract as shown on the Cherokee County Tax Assessor webpage and any subsequent plat(s).