

Instrument 202300000151 Volume Page 155 2957

202300000151 EXEMPT

Filed for Record in CHEROKEE COUNTY, SC CHRISTOPHER S PARKER Volume 2023 At 11:20 am. RESTRIC COV 25.00 Volume 155 Page 2957 - 2958

**RESTRICTIVE COVENANTS AND EASEMENTS OF SWOFFORD DRIVE ESTATES**

These covenants and stipulations hereinafter set forth shall apply to the property presently owned by Jayda Guest Griffiths as Trustee of The Guest Asset Protection Trust Dated May 12, 2021 numbered Tracts 2 - Tract 6 of Swofford Drive Estates. These Tracts being shown and delineated on a plat prepared for Swofford Drive Estate by Palmetto Cor., dated September 15, 2022 and recorded in the Register of Deeds for Cherokee County, South Carolina in Volume 152, at Page 2229.

- 1. SINGLE FAMILY RESIDENTIAL USE. No lot shall be used except for private, single family residential purposes. All Dwellings are restricted to site-built homes and shall have a brickvener or masonry block foundation.
- 2. SUBDIVISION OF LOTS: No lot may be subdivided more than once to create an additional lot. No subdivision may create a lot smaller than two acres.
- 3. TRAILERS AND MOBILE HOMES PROHIBITED: Trailers and mobile homes, including typical double wide mobile homes, are absolutely prohibited.
- 4. WELLS AND SEPTIC SYSTEMS: All wells and septic systems must be permitted and approved by DHEC.
- 5. PROHIBITED USES: No commercial hog or poultry farming is permitted. Junk cars, junk yards, salvage operations, inoperable vehicles and inoperable machinery are strickly forbidden.
- 6. COVENANT OF GOOD APPEARANCE AND REPAIR: Each lot owner shall maintain his or her lot and the exterior of all improvements in good appearance and repair in order to assure that no condition exists which would diminish the good appearance of the property. No debris shall be allowed to accumulate on the property.

These covenants shall run with the land and shall inure to the benefit of the property owners of the subdivision for a period of 25 years from the date hereof. Further, these covenants may be renewed after 25 years for additional 10 year terms or amended by an affirmative written signature of at least 75% of the property owners in said subdivision.

