

RESTRICTIONS AND COVENANTS

The following covenants, conditions, restrictions and easements are herewith imposed on the Property:

1. **Residential Use of Property.** All Parcels shall only be used for permanent single family residential purposes and no business or business activity shall be carried on upon any Parcel at any time. Private offices may be maintained in dwellings located on any of the Parcels so long as such use is incidental to the primary residential use of the dwellings.
2. **Building Construction.** Not more than one permanent primary single family dwelling, not to exceed three (3) stories in height, with a minimum of two thousand (2000) square feet of heated and air conditioned floor space (exclusive of open porches, attached or detached garages, carports and basements). Any owner may build up to two (2) detached buildings for use as a non-commercial guest house, barn, stable or garage.
3. **Livestock.** No pigs, goats or poultry of any kind shall be raised, bred or kept on any Parcel. Dogs, cats or other domestic pets may be kept provided that they are not kept, bred or maintained for any commercial purposes. The only other animals to be allowed to be kept on said property shall be horses and cows, but these cannot be located on any lots less than ten (10) acres. Such horses and cows and domestic pets must not constitute a nuisance or annoyance or cause unsanitary conditions.
4. **Offensive Activities.** No noxious, offensive or illegal activities shall be carried on upon any Parcel, nor shall anything be done thereon which is or may become an annoyance or nuisance to the owners of the other Parcels located on Waxwing Road.
5. **Unightly Material.** No litter or other material of an unsightly nature, not natural to a well-kept and sightly neighborhood, will be retained or allowed to remain on any of the said Parcels. If such litter or other material is found on any of the said Parcels, the same will be removed by the Parcel Owner at the Parcel Owner's expense.
6. **Trailers, Trucks, School Buses, Boats, Boat Trailers.** No tents, shacks, abandoned automobiles or vehicles, mobile homes or house trailers shall be kept, placed or maintained upon any parcel, street, easement or common area. No campers, recreational vehicles or other habitable motor vehicles of any kind, school buses, unlicensed vehicles, trucks or commercial vehicles over one (1) ton capacity, boats or boat trailers shall be kept, stored or parked overnight on any street, easement, common area or on any Parcel, except within enclosed garages or screened from the public view and neighbor's house; provided, however, that no such campers, recreational vehicles or other habitable motor vehicles of any kind shall be used for living quarters on the within Parcel.

7. **Subdivision of Lots.** No lot shall be subdivided or reduced in size to create lots or parcels of land containing less than 5.00 acres. Any subdivision of a lot shall be treated as separate single family residential lots for the purposes of these restrictions and shall be subject to the terms and conditions contained herein.

8. **County Regulations.** These restrictive covenants are intended to supplement the rules, regulations and ordinances of the County of Fairfield, South Carolina. Should any provision be less restrictive than the rules, regulations and ordinances of the County of Fairfield, South Carolina, as now established, and as modified from time to time, which affect this subdivision, then, and in such event, the rules, regulations and ordinances of the County of Fairfield, South Carolina, shall prevail and take precedence.