

STATE OF SOUTH CAROLINA)
)
 COUNTY OF LEXINGTON) RESTRICTIVE COVENANTS
) LIBERTY HILL EAST COMMUNITY
) PHASE 4 AND PHASE 5

THESE RESTRICTIVE COVENANTS ARE MADE THIS 14th day of February, 2013, Omni-1, LLC, hereinafter called the "Developer".

WHEREAS, Developer is the owner of that certain real property shown designated, and described upon that certain plat of Liberty Hill East Community, Phase Five prepared for Omni 1, LLC by Survey One, LLC dated December 26, 2012. This plat shows Lots 27, 28, 29, 30, 31, 32,33,34,35 and 36, known as Liberty Hill East Community, Phase 5, hereinafter sometimes called the "property". Lexington County to record individual lots as they are sold.

WHEREAS, Developer desires to provide for the preservation of the values and amenities of the Property and to assure the best use and most appropriate development and improvement of said property; and

WHEREAS, to this end, Developer desires to subject the Property to the covenants, conditions, restrictions and easements hereinafter set forth (sometimes referred to herein collectively as "restrictive covenants"), all of which are for the benefit of the Property and each property owner thereof; and

NOW THEREFORE, in consideration of said benefits to be derived by Developer and subsequent owners of said Lots with the Property, the undersigned does hereby establish, publish and declare that the restrictive covenants hereinafter set forth shall apply to the Property, becoming effective immediately and running with the land, to be binding upon all persons owning or claiming an interest in any portion of the Property.

ALL LOTS upon which these restrictive covenants apply shall be single family residential lots only. One or more lots combined and/or subdivided shall be considered a single family lot, and shall be subject to these restrictive covenants.

1. No residence, structure, building or appendage of any kind shall be erected placed or altered on any lot until the building plans, specifications and design are submitted in writing to the Developer for written approval. Developer also must approve site preparation and to approve site preparation contractor. Only stick built homes allowed on the property.
2. No mobile homes or modular homes shall be placed on any Lot for use as a residence or for any other purpose. Any person(s) violating this restriction forfeits any and all interest in any improvements deemed to attach to become a part of the land; i.e. wells, septic, tanks, etc.
3. Any residence constructed upon any lot shall have a minimum of 1500 heated square feet, and an attached minimum two car garage.
4. There shall be no concrete block construction where this material is used for the exposed exterior of the construction. Any and all detached garages or exterior buildings are to be built from the same material as the residence, or compatible material, and may be attached or detached, unless Developer gives written permission allowing something other than stated herein.

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 RESTRICTIONS BK:Pg 16071:246

5. Lots 27, 28, 29, 30, 31, 32,33,34,35 and 36 shall have a minimum set-back line as required by Lexington County Zoning Ordinance, 10 feet from all road right of ways and 10 feet from perimeter boundary and all internal lot lines.
6. No shacks, tents, unlicensed trailers or garages may be used as a residence at any time.
7. No commercial establishment or enterprise shall be allowed on any lot including, but not limited to repair garages or shops, commercial kennels, retail or wholesale businesses.
8. Only domestic pets are allowed on the property and kept to a minimum of four pets. Pets must be kept within a fenced area, in the home or on a leash. Horses are not allowed. No pets are allowed to disturb any other residents right to peaceful enjoyment of the community.
9. All wells, sewage or waste disposal systems must not be installed or placed in use without the written approval of the The Department of Health Environmental Control of Lexington County and/or the State of South Carolina.
10. The owner of any lot shall fully comply with all County and State zoning and use requirements, as well as all police and/or fire regulations.
11. No unlicensed or abandoned vehicles are permitted on the property. Licensed boats, trailers and RV's will be permitted if parked behind residence and are out of site and view of neighboring properties.
12. No signs, placards, floats or other advertisement or notices shall be permitted on any lot with the exception of a sign advertising the property for sale. In this event, any such sign shall not exceed 4' x 5' in size.
13. The size of any lot(s) as noted on the Plat referenced herein shall not be subdivided to create one or more smaller lots. PROVIDED HOWEVER, the Developer reserves the right from time to time to reduce or eliminate any unsold lots as to increase the size of adjacent lots for the purpose of providing additional means of ingress/egress. Any lot increased in size as a result thereof shall continue to be considered as a single family lot.
14. No noxious, offensive or illegal activities shall be carried on upon any lot, nor shall anything be done on any lot which may become a nuisance to other lot owners.
15. All driveways must be concreted or asphalted from the garage to the paved road and must be at least 9' feet wide.
16. Only back lots will have use and access of the lanes leading to their lots. Homes on the front lots will not be able to connect driveways to lanes nor will they be able to park vehicles on the lane.
17. All mailboxes must be identical to the majority of existing mailboxes currently existing in the community.

