

vans, heavy trucks, heavy equipment, etc. shall be stored within an enclosed structure (garage, shed, or barn, etc.) and not visible to neighboring Lot Owners.


- a. Lot owners may reside in campers or recreational vehicles for no more than one (1) year from closing/conveyance of lot during primary residence construction. Lot owners must agree time is of the essence in regard to construction of enclosed structure for the aforementioned vehicle.
11. Any motorcycles, 3 wheelers, 4 wheelers, all-terrain vehicles, utility vehicles, golf carts, go karts, minibikes, or other similar items, including all small engine devices/equipment/tools shall be stored within an enclosed structure (garage, shed, or barn, etc).
12. Any other animals, birds, fowl, not specifically listed in these General Restrictions are hereby prohibited on the Property.
13. Pigs, hogs, or swine shall not be permitted.
14. Cattle, horses, donkeys, mules, shall be limited to 1 head per 2 acres.
15. Sheep and goats shall be permitted with each category limited to 2 head per acre.
16. Chickens, rabbits, turkeys, guinea fowl, geese, and ducks shall be permitted for Lot Owner's personal use/consumption.
17. Household pets and work animals (such as dogs and cats) are permitted, provided they stay within the confines of the Lot Owner's portion of the Property.
18. In the event any governmental regulation or rule or law is more restrictive regarding animals on the Property and such regulation or rule or law does not permit the Property to be "grandfathered"; then such rule or regulation shall govern and shall supersede these Restrictive Covenants.
19. After a lot is conveyed by Owner each subsequent Lot Owner shall assure that the property is properly maintained by periodically cutting grass, cleaning and clearing of undergrowth and otherwise undertaking to maintain an appealing appearance of the Property.
20. Lot Owners shall comply with the Laurens County Board of Health regulations and requirements concerning waste materials and disposal thereof, including any burning.
21. No portion of the Property shall be used or maintained as a dumping ground for debris, litter, garbage, trash, junk, non-operating equipment or vehicles or parts thereof. Any items of waste or garbage shall be kept in a sanitary container and kept out of sight of the road or any neighboring Lot Owner.
22. Nothing contained herein shall be construed to prevent a Lot Owner from leasing the lot or any building thereon to any other party; provided the Restrictive Covenants set forth herein shall govern the usage of the lot and shall be equally binding upon such tenant.

ENFORCEMENT AND DURATION

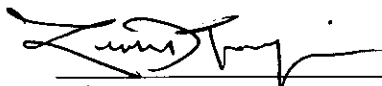
- 23. These Restrictive Covenants shall be interpreted and enforced according to the laws of the State of South Carolina.
- 24. All Restrictive Covenants are enforceable by any one or more Lot Owner(s) or any governmental agency authorized to enforce these covenants and any successor in interest or tenant with an interest in any portion of the Property.
- 25. The invalidation of any Restrictive Covenant or provision in the Agreement by a judgment or court order shall not affect the remaining provisions of this Agreement and the remaining covenants, restrictions, and provisions shall remain in full force and effect.
- 26. These Restrictive Covenants shall run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date this Agreement is recorded, after which time said Restrictive Covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by eighty percent (80%) of the Lot Owners has been recorded to change or amend these Restrictive Covenants in whole or part.

IN WITNESS WHEREOF, the duly authorized member of South Fork at Duncan Creek, LLC has caused this Covenants and Restrictions to be executed this 15th day of November, 2022.


South Fork at Duncan Creek, LLC



 William James Taylor III, Owner
 101 E Washington Street, Suite 400
 Greenville, SC 29601

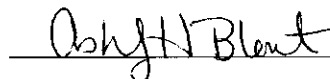


 Witness



 Witness

SWORN to and subscribed before me this 15th day of November, 2022.



Notary Public for South Carolina
 My Commission Expires: 9/22/27

EXHIBIT A

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Newberry, being shown and designated as Lot Number Two (2) containing 5.56 acres, more or less, Lot Number Three (3) containing 25.84 acres, more or less, Lot Number Four (4) containing 5.24 acres, more or less, Lot Number Five (5) containing 18.85 acres, more or less, and Lot Number Six (6) containing 5.15 acres, more or less, as shown on plat prepared by Glenn Associates Surveying, Inc., Michael R Mills, SCPLS #11606, dated October 20, 2022 and recorded in the Office of the Register of Deeds for Laurens County, South Carolina in Plat Slide BK:PC-A971 at Page 8, and having the metes and bounds, courses and distances as upon said plat appear.

TMS # P/O 727-00-00-001 & 727-00-00-008

DERIVATION:

This being the same property conveyed unto South Fork at Duncan Creek, LLC by warranty deed of Catamaran Investments, LLC dated December 22, 2020, and recorded on December 30, 2020, in the Office of the Register of Deeds for Laurens County, South Carolina in Book 1547 at Pages 7-9.


STATE OF SOUTH CAROLINA)
)
COUNTY OF LAURENS)

ACKNOWLEDGEMENT

I certify that South Fork at Duncan Creek, LLC personally appeared before me the undersigned witness who, being duly sworn, deposed, and said that she saw South Fork at Duncan Creek, LLC, seal and deliver the foregoing document and that she, together with the other witness whose name appears as a witness, witnessed the execution thereof.

I certify that South Fork at Duncan Creek, LLC personally appeared before me this day and certified to me under oath or by affirmation that he or she is not a grantee or beneficiary of the transaction, signed the foregoing document as a subscribing witness, and witnessed Williams James Taylor, III sign the foregoing document.

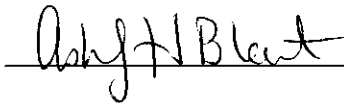
SWORN to and subscribed before me this
15th day of November, 2022.



Witness



Witness



Notary Public for South Carolina
My Commission Expires: 9/22/27