

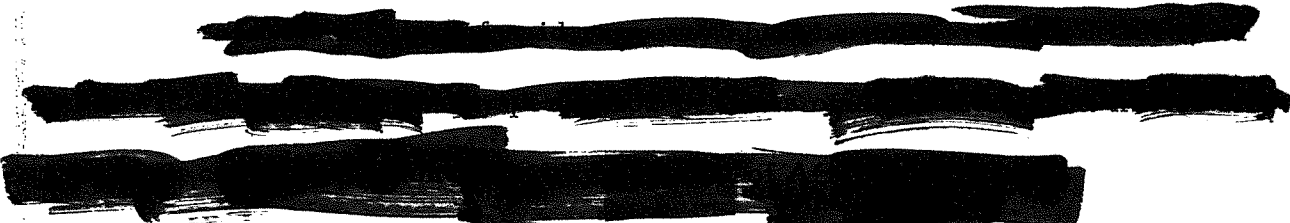
STATE OF SOUTH CAROLINA)
) CONDITIONS AND RESTRICTIONS
COUNTY OF NEWBERRY)

WHEREAS, the undersigned Marguerite S. Moseley and Gerald W. Scurry are the owners of property located on the waters of Lake Greenwood in the County and State aforesaid, shown upon plat of Lakeshore, made by McMillan Engineering Company, dated August 28, 1959, to be recorded in the office of the Clerk of Court for Newberry County, and

WHEREAS, we desire to restrict the use of said property for the purpose of developing the same for residential purposes,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the following conditions and restrictions are hereby imposed upon all of the lots hereinafter designated:

1. Said lots shall be used for residential purposes only and no use shall be made of any part thereof which will constitute a nuisance or injure the value of any of the other lots in said subdivision.



3. No building shall be erected upon any lot or lots nearer than five feet to the side boundary lines.

4. No lot shall be subdivided or reduced in size, and not more than one dwelling shall be constructed on any one lot.

5. No building, fence, or other structure of any kind shall be erected, placed or altered on any lot until the building plans and specification and the location thereof upon the lot have been approved by the grantors in writing. Failure of the grantors to act within thirty days after submission to them of such plans and specifications and location plat shall be deemed to

Handwritten notes:
L 87
Conditions & Restrictions
Filed 8-14-98 see Deed Bk 491 pg. 33
" " " " " " 491 " 35
" " " " " " 491 " 39

6. These conditions and restrictions shall be appurtenant to and run with the said premises unless and until waived, released or modified as provided for herein.

7. These restrictions and conditions shall be construed to be for the benefit of the grantors herein only, their heirs and assigns, and the right is specifically reserved to waive, modify or release the same at will. In the event of a violation or attempt to violate any of the conditions and restrictions herein it shall be lawful for the grantors herein, their heirs and assigns, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such condition or restriction, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

8. These restrictions shall apply to Lots Numbers One (1) through One Hundred Thirty One (131), both inclusive, as shown upon the plat referred to above.

WITNESS our hands and seals this 14th day of October, 1959.

In the Presence of:

M. S. Moseley

Blair [unclear]

Ann Langford

Marguerite S. Moseley

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

PERSONALLY appeared before me M. R. Moseley

and made oath that he saw the within named Marguerite S. Moseley and Gerald W. Scurry sign, seal and deliver the within written instrument for the uses and purposes therein mentioned, and that he with Ann Langford witnessed the execution thereof.

SWORN to before me this 14

M. R. Moseley
NOTARY PUBLIC
RICHLAND COUNTY
OCT 14 AM '59

TRUE RECORD
BUTKE N. 1959, 0002

1959

RICHLAND COUNTY S.C.
Blair

Price

STATE OF SOUTH CAROLINA)
)
 COUNTY OF NEWBERRY) ASSIGNMENT OF CONDITIONS
 AND RESTRICTIONS

WHEREAS, Marguerite S. Moseley and Gerald W. Scurry did execution Conditions and Restrictions which were intended to regulate and restrict the use of a subdivision known as "Lakeshore". The Restrictions and Conditions are dated October 14, 1959, and recorded on December 1, 1959, in the office of the Clerk of Court for Newberry County in Miscellaneous Book 14 at page 60. A copy of the restriction are attached hereto. Said subdivision is more particularly described on plat prepared by McMillan Engineering Company dated August 28, 1959, and recorded in the office of the Clerk of Court for Newberry County in Plat Book P at page 157; and.

WHEREAS, paragraph seven (7) of the Conditions and Restrictions provides as follows:

These restrictions and conditions shall be construed to be for the benefit of the grantors herein only, their heirs and assigns, and the right is specifically reserved to waive, modify or release the same at will. In the event of a violation of attempt to violate any of the conditions and restrictions herein it shall be lawful for the grantors herein, their heirs and assigns, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such condition or restriction, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

and,

WHEREAS, it is now the desire of Marguerite S. Moseley to transfer, convey and assign all rights to the assignees and grantees herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That I, Marguerite S. Moseley, do hereby transfer, convey and assign all rights she has under the Conditions and Restrictions which are dated December 1, 1959, and recorded in the office of the Clerk of Court for Newberry County in Miscellaneous Book 14 at page 60, in trust to Carolyn W. Cantrell, Robert E. Warner, Robert B. Eleazer, William Schievink, and George E. Harmon who shall be collectively known as Trustees of the Lakeshore Property Owners Association.

TO HAVE AND TO HOLD, all and singular, the said Conditions and Restrictions before mentioned unto Carolyn W. Cantrell, Robert E. Warner, Robert B. Eleazer, William Schievink, and George E. Harmon who shall be collectively known as Trustees of the Lakeshore Property Owners Association, their successors and assigns forever.

It is expressly agreed and understood that the grantees herein, in their collective capacity

as Trustees shall indemnify and hold grantor harmless from any consequences of such transfer.

Witness my hand and seal this 7th day of OCTOBER in the year of our Lord one thousand nine hundred ninety-eight and in the two hundred and twenty-third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Kathryn C. Bremerman Marguerite S. Moseley
MARGUERITE S. MOSELEY
Brandi Cape

STATE OF SOUTH CAROLINA)
COUNTY OF Richland) PROBATE

Personally appeared before me Kathryn C. Bremerman and made oath that s/he saw the within named Marguerite S. Moseley sign, seal and as her act and deed,

deliver the within-written Assignment of Conditions and Restrictions, and that s/he with

Brandi Cape witnessed the execution thereof.

SWORN to before me this 7th day of October, 1998.

Kathryn C. Bremerman Brandi Cape
Notary Public for South Carolina Lexington County
My Commission expires: 9-4-2001

2022 Lakeshore Property Owners Association

Annual dues of \$15.00 may be paid to:
Lakeshore Property Owners Association
Mail to: Lakeshore Property Owners Association
PO BOX 6031
Chappells, SC 29037

Your Paid Dues Record 2021 0 2022 _____ 2023 _____ 2024 _____

*No dues paid in 2021

Property Owner(s): _____

Lake Address: _____

Permanent Address: _____

Contact Phone #: _____ Area Code _____ Area Code _____ Area Code _____
#: _____ #: _____ #: _____

Email Address: _____

We have a Lakeshore Property Owners Google Group for email communication among the neighbors. All requests to add, delete or change an email address need to be made by sending the request to nclapointe@aol.com

We now have a Neighborhood Directory, which can be sent via email to LPOA members.

Cut and Paste the address box below for mailing in your envelope

Lakeshore Property Owners Association
PO BOX 6031
Chappells, South Carolina 29037