

dated this April 6, 1995  
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Clerk of Court, Newberry Co., S. C.  
By Jackie S. Rowland

Plat No. 412 ... 176

SUMMERSET BAY RESTRICTIONS

01459

WHEREAS, it is the desire of the said Westside Land & Timber Co., Inc., to place the following Restrictive Covenants which are to apply to all of the lots in that Subdivision known as Summerset Bay as shown on a new survey and subdivision thereof prepared by Donald J. Smith Inc., dated 4/4/95, and recorded in Plat Book D-34, at Page 849, in the Office of the Clerk of Court for Newberry County. These Covenants and Restrictions specifically covers Summerset Bay Subdivision and all lots which have already been sold in Summerset Bay Subdivision.

1. All lots in the Subdivision shall be utilized as residential lots and no structure shall be erected, built or permitted to remain on any lot other than one house and one approved out building per lot.

a. Each lot shall contain no more than one residence designed for a single family occupancy only, not to exceed 2 1/2 stories in height, and the private garage, and other out buildings strictly incidental to residential use of the lot. No duplexes or multi-family structures shall be erected on any lot, nor shall any commercial shops or businesses be permitted.

b. Westside Land & Timber, Co., Inc., and subsequent purchasers may sell and convey a portion of any lot to the owners of any adjoining lot in this subdivision, provided that any such sale of a portion of a lot does not result in the creation of another lot or a greater number of lots than shown on the plat herein referred to.

c. No dwelling shall have less than 1250 square feet of heated floor space for a single story home and 1600 square feet of heated floor space for a one and a half or two story home. The floor space required by this Paragraph "c" shall not include basements, porches, verandas, breezeways, or garages or any other unheated area. No modular homes or mobile homes are permitted in the Subdivision.

d. No building (whether it be a house or a secondary structure) shall be erected on any lot until the design, elevation, location, architectural style, color, and sample materials of roofing and siding have been submitted for approval 30 days prior to the beginning of construction and approved in writing by Westside Land & Timber Co., Inc., its successors and assigns.

If a written response to the request for the design and location of the proposed structural improvements, including, but not limited to, fences, shall not have been returned to owner within thirty (30) days after being so submitted to Westside Land & Timber Co., Inc., then such approval shall not be required, provided that the design and location of the structural improvements shall conform to and be in harmony with the existing structures in the development. In no event shall concrete blocks be used in the construction of any house, unless the exterior walls are faced with brick or some other

