DEED88 M PG892

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

DECLARATION OF
COVENANTS AND RESTRICTIONS
(SILVER LAKE)

The undersigned owner of certain real estate known as Silver Lake, located at Dillard Road and Silver Lake Road in Spartanburg County, South Carolina, and being shown and described on plat of Silver Lake, Section 1, by John Robert Jennings, PLS, dated August 29, 2006, and filed in Plat Book 160, Page 733, Register of Deeds Office for Spartanburg County, hereby makes the following declaration of limitations, restrictions and uses to which the lots, known as Lot No. 1 through Lot No. 12, inclusive, as shown on said plat, may be put, and hereby specifies that such declaration shall constitute a covenant to run with the land as provided by law which shall be binding on all parties and all persons claiming under them, and for the benefit of and limitation on all future owners of property in Silver Lake Subdivision, Section 1.

The purpose of these restrictions is to insure the use of the property for residential purposes only, to prevent nuisances, to increase the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each lot owner the full benefit and enjoyment of his property with not greater restriction on the free and undisturbed use of this property than is necessary to insure the same advantages to other property owners.

W-I-T-N-E-S-S-E-T-H

1. No lot shall be used except for residential purposes only. No residence shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling. For those lots fronting on Dillard Road, all residences must contain no less than 1600 square feet of heated living space. For those lots fronting on Silver Lake Road, all residences must contain no less than 1800 square feet of heated living space. All residences must contain no less than a two car garage. Each dwelling shall be subject to a Thirty (30') foot building set-back line from the street right of way unless otherwise noted on the recorded plat. Each dwelling shall have a paved driveway, shrubs planted across the front of the dwelling unit. All mail boxes placed on the premises shall conform to the standards determined by the Developer.

2. No mobile or modular homes may be built on any lot.

3. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which is or may become a nuisance or an annoyance to the neighborhood.

4. The dwelling must contain toilet facilities which are connected to a sewer system approved by appropriate governmental authorities.

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Stephen Ford, Register

5. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept provided they are not bred or maintained for any commercial purpose.

6. All fuel tanks must be placed underground or screened from public view.

7. No sign of any kind shall be displayed to the public view on any lot, except that professional signs of not more than two (2) feet by three (3) feet advertising the property for sale or rent. Similar sized signs used by a builder to advertise the property are permitted.

8. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of waste material shall be kept in a clean and sanitary condition. All lots shall be maintained to insured proper water drainage to prevent soil erosion. No fencing is allowed closer to the street than the back corner of the dwelling. No outside clothes lines are permitted.

9. Detached storage buildings placed upon any lot must be at least five (5) feet by seven (7) feet in base dimensions, must have an exterior of brick or vinyl or other suitable material, may not be used for residential purposes, and may not be placed forward of the rear line of the dwelling.

10. Vegetable gardens must be located behind the rear line of the dwelling, and not be located closer than thirty (30) feet to any subdivision street.

11. Neither inoperable vehicles nor vehicles without current license plates shall be kept on any lot, nor shall other unused or inoperable machinery or equipment be placed so as to be exposed to public view. All fencing shall begin no closer to street than rear (back) corners of house.

12. The Developer reserves to himself, his successors and assigns, an easement along side and rear lot lines of each lot shown on the recorded plat for the construction, maintenance, replacement, removal and extension of utility service distribution lines. Said easement to be ten (10) feet wide, or five (5) feet in width on each side of common lot lines, except where greater width is shown on the recorded plat.

13. The Developer reserves the right to change, amend, or release any of the forgoing restrictions as the same may apply to a particular lot without the necessity of requiring the consent or approval of any other property owner within the subdivision, or any other interested parties.

14. These restrictions and covenants shall run with the land, and any owner of a lot in the subdivision or any association of property owners may prosecute any proceeding in law or equity to enforce the same or to prevent violations thereof. The within covenants and restrictions shall continue until April 15, 2017, and shall automatically be extended for successive periods of five (5) years thereafter.

15. The Developer reserves the right to subject the real property in this subdivision to a contract with Duke Energy Company for the installation of street lights which will require a continuous monthly payment by the owner(s) of each lot.

IN WITNESS WHEREOF, the undersigned has set its hand and seal the 7th day of May, 2007.

Roland Seppala (SEAL)

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF SPARTANBURG)

I, am undersigned Notary Public for the State and County aforesaid, certify that the within named Roland Seppala personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 7th day of May, 2007.

(SEAL)
Notary Public for South Carolina
My Commission Expires: 1-10-2015