

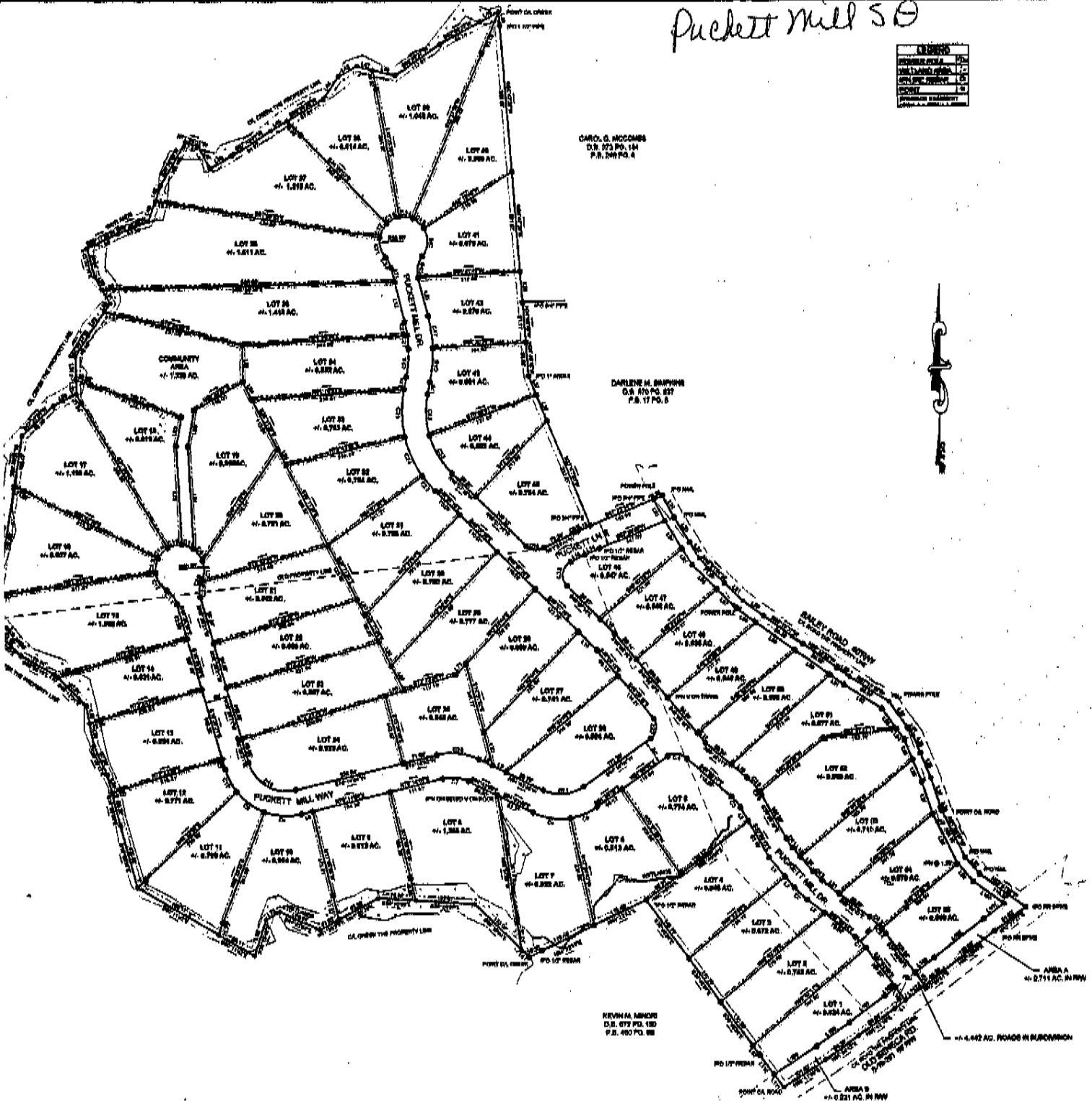
# Puckett Mill S<sup>0</sup>

OWNER	PLAT
DATE	NO.
SECTION	ACRES
ADJACENT	PLAT
ADJACENT	NO.
ADJACENT	ACRES

CAROL G. MCCORMICK  
D.S. 073 PG. 14  
P.B. 240 PG. 4

DARLENE H. SHAWNEE  
D.S. 070 PG. 227  
P.B. 17 PG. 2

KEVIN M. MINOR  
D.S. 072 PG. 120  
P.B. 400 PG. 28



STATE OF SOUTH CAROLINA )  
COUNTY OF PICKENS ) RESTRICTIVE COVENANTS  
APPLICABLE TO  
THE RIDGE AT FUCKETT  
MILL SUBDIVISION

The undersigned, owner of property in the County of Pickens, State of South Carolina, containing Lots 1 through 55 as recorded in Plat Book 594 at Page 113 in the Register of Deeds Office for Pickens County hereby subjects the said Development to be known as THE RIDGE AT FUCKETT MILL SUBDIVISION to the following restrictions as to use by whomever owned, to-wit:

1. All property within the subdivision shall be residential property, with the exception of the 1.226 acre lot designated as a Community Area. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height, a private garage and other non-commercial outbuilding such as storage building.
2. No noxious or offensive activity shall be carried on upon any of the property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No business, trade, or commercial activity of any kind shall be conducted in any building or on any portion of the property.
3. No basement, garage, or other structure shall be at any time used as a residence or temporary residence.
4. Each one-story house shall contain a minimum of 1,750 square feet heated living space, exclusive of porches, carports, or other areas. Each one and one-half or two story house shall contain a minimum of 1,100 square feet heated living space on the first or main floor level. In the case of a split-level house the total area of the main level shall be not less than 1,100 square feet. Each dwelling shall have a carport, enclosed garage or detached garage.

During the first 24 months from the date of the recording of these restrictions the developers shall have the absolute right to approve any and all house plans and locations of the house of any lot. After the 24 month period the developers may waive the right to approve plans and locations or may designate a committee to continue to approve plans and locations. In the event a

committee is designated each lot owner shall be notified in writing of the names of the committee

5. No structure shall be located nearer than 10 feet to any side or rear lot line, provided, however, two tracts may be combined for the building of one dwelling on the line between the tracts. No structure shall be located nearer to the right-of-way for roads or streets than 30 feet.
6. Within 90 days of securing a certificate of completion from the appropriate building codes office or within one year from the start of construction, whichever occurs first, the lot owner shall have installed a paved driveway from the main street or road to the dwelling. During construction of a structure the owner and/or the contractor shall be responsible for keeping the streets or roads and lots clear of debris. All construction must be completed within 12 months from the date construction is started.

The minimum roof pitch for single story and split level houses shall be 8/12 and for one and one-half or two story houses shall be 6/12.

Each house must have a crawl space or basement and must have a minimum of a 12 inch overhang for the roof.

7. Exteriors of buildings shall be constructed of durable materials, not to include ribbed, galvanized metal or translucent fiberglass siding or roofing, unprotected fiberboard, or untreated wood, except cedar. Metal ductwork, conduits, or long sections of metal chimneys shall not be left exposed. No intense or fluorescent paints shall be used externally, nor highly reflective surface treatments of any sorts, nor paint or other decoration applied in stripes, dots, or other repetitive geometric shapes. Except for temporary holiday decorations, no brightly colored or artificially lighted exterior lawn or yard decorations shall be placed on any lot so as to be visible to others. Mailboxes shall be of a Postal Service approved type and shall be sturdily supported by something other than parts of machinery, chains, milk cans or similar articles.
8. Lots cannot be divided to create two building lots.
9. All lots shall have entry as shown by the streets or roads within the subdivision and no owner of a lot shall sell, lease or permit the use of a lot as a way of entrance to any other property, outside the boundaries of The Ridge at Puckett Mills Subdivision.

10. No house trailer, mobile home, modular home, disabled vehicle, or unsightly machinery or junk shall be placed on any lot, either temporarily or permanently, provided, however, campers, boats, travel trailers or other recreational vehicles may be kept on a lot by the owner provided it is kept at the rear of the house and maintained in a sightly manner and not used as a residence.

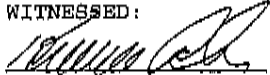
Any and all recreational equipment such as playground equipment or swimming pools shall be to the rear of a house and maintained in a sightly manner.

11. No motor bike, trail bike, all terrain vehicle or other noisy vehicle may be operated in such a manner that affects the tranquillity of the neighborhood.
12. Fences, if erected, shall be made of some uniform material, and shall not be constructed of barb wire, nor charged electricity. No chain link fence shall be erected along the front of any lot.
13. Domestic pets must not be allowed to adversely affect the wildlife. Pets must be fenced or on a leash when not under the direct supervision of the owner.
14. Owners clearing land for home site, gardens, etc., are required to stabilize the soil as soon as possible. All lot owners must consent to be co-permitee for the storm water plan as it impacts the owner's lot. The development storm water plan expires on August 5, 2013 and any activity after said date must be approved by DHEC and is the sole responsibility of the lot owner. The developers have no responsibility for storm water plan after August 5, 2013.
15. Trees shall not be cut for commercial purposes.
16. These covenants are to run with the land and shall be binding on all property owners for 20 years from the date these covenants are recorded, after which time the covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by 2/3 majority of the then owners have been recorded, agreeing to change said covenants in part or in whole.
17. Each lot owner shall be a member of The Ridge at Puckett Mill Homeowners Association and subject to the By Laws of the Association.
18. Any lot owner or homeowner's association may seek an enforcement of these covenants at law or in equity.

19. Invalidation of any one of these covenants by Court order shall in no way affect any of the provisions which shall remain in full force and affect.

IN WITNESS WHEREOF the undersigned has hereunto set it hand and seal this 29 day of October, 2009.

WITNESSED:




Amy C. Huff

Puckett Mill, LLC

BY:   
Richard C. Masters, Member

BY:   
Phillip C. Masters, Member

BY:   
Richard E. Shirley, Member

STATE OF SOUTH CAROLINA        )  
                                          )  
COUNTY OF PICKENS            )

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Richard Masters, Phillip Masters, and Richard E. Shirley, Members of Puckett Mill, LLC, sign, seal and as their act and deed deliver the within written Restrictive Covenants and that (s)he, with the other witness subscribed the above witnessed the execution thereof.

Sworn to before me this 29 day of October, 2009.



Notary Public for South Carolina  
My Commission Expires: 5-5-18