

STATE OF SOUTH CAROLINA) BUILDING RESTRICTIONS AND PROTECTIVE
COUNTY OF ANDERSON) COVENANTS APPLICABLE TO
AMBERWOOD SUBDIVISION
ANDERSON, SC

The following building restrictions and protective covenants are hereby imposed by the undersigned on the following lots of land:

Lots as shown on a plat prepared by J.C. Smith & Associates, RLS #7882, dated September 2, 1997 and recorded in the aforesaid Clerk's Office in Slide 993 at pages 6 & 7.

These restrictions are to run with the lots of land and shall be binding upon all parties or persons purchasing property in this subdivision for a period of twenty-five years from date. If the parties hereto or any of them, or their heirs, successors, or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him/her or them from so doing or to recover damages or other due for such violation. Invalidation of any of these covenants by Judgement or Court Order shall in nowise affect any of the other provisions which shall remain in full force and effect.

1. No dwelling shall be erected on any lot nearer than twenty-five (25) feet to the front lot line; nor nearer than ten (10) feet to any side line or back line, but more than one lot can be joined to form a new lot.

2. No residential structure shall be erected on any lot costing less than an appraised value of Ninety-Five Thousand and No/100 (\$95,000.00) Dollars, including the lot.

3. No dwelling with an area of less than 1,800 square feet, including garage, shall be erected on any lot. Residential apartments may be erected.

4. No basement, tent, shack, garage, or other outbuilding erected on this property shall be, at any time, used as a residence, temporarily or permanently.
5. All homes erected on any lot shall have permanent brick foundation.
6. No items considered as junk, such as cars, etc., can be placed on property.
7. No farm animals shall be allowed upon any lot in this subdivision.
8. No noxious or offensive trade or activity shall be carried on upon any lot; nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.
9. Easements of ten (10) feet along all property lines or the amount required by Anderson County Planning and Development Board for installation and maintenance of utilities and drainage facilities are reserved.
10. The owner and developer, J.C. Cox, does hereby reserve unto himself and his son, Michael Cox, the right to amend or revoke, in whole or part, any of the above restrictions and protective covenants. Any such amendment or revocation shall be in writing duly recorded in the aforesaid Clerk's Office.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals

this
22nd day of April 1999.

Signed, Sealed and Delivered

In the Presence Of:

Rita Weiss
Karin B. Tollison

J.C. Cox
J.C. Cox

STATE OF SOUTH CAROLINA)
)
COUNTY OF ANDERSON) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s(he) saw the within named J.C. Cox, sign, seal and as his act and Deed, deliver the within written Building Restrictions and Protective Covenants Applicable to Amberwood Subdivision, and that s(he) with the other witness subscribed above witnessed the execution thereof.

Bita Weiss

SWORN to before me this 22nd day of April, 19 99

Karm B. Tollison (SEAL)
Notary Public for South Carolina
My Commission Expires: 11-1-2003

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FILED, RECORDED, INDEXED
04/22/1999 11:52A
Bk:3335 Pg:25
Rec Fee:10.00 St Fee:0.00
Co Fee:0.00 Pages:3
REGISTER OF DEEDS, ANDERSON CO
Shirley McElhannon,
Register of Deeds