STATE OF SOUTH CAROLINA }
OCONEE COUNTY }

RESTRICTIONS FOR PORT BASS SUB DIVISION

Restrictions from point: N 12° - 34'E @ N 28° - 05'W following the government take line to point S 73° - 20'E @ N 26° - 47'W including back lots adjoining or accross road. The restriction will apply to all lots between the above points as shown on a plat made by D.F. Chalker on March 13, 1963 for anderson Ellison Realty Company.

Point N 12° - 34'E @ N 28° - 05'W to point N 04° - 56'W @ S 79° - 00'E
LAND USE AND BUILDING TYPE: Each lot shall be used solely and exclusively for residential purposes and shall not be used in whole or part for any other purpose whatsoever, it being the intention of these restrictions to exclude any use whatsoever for comercial purposes.

A No dwelling shall be erected or maintained on any lot unless the ground floor of the main structure, excluding porches, shall contain 600 square feet or more in area and all buildings erected upon said lots shall be constructed using new materials throughout and the outside of all buildings shall be painted or stained. In no case will sheet metal be allowed as outside covering, on any building.

B Each dwelling shall install a sewerage system connected with a septic tank or other approved sewer disposal system, no outhouses are to be erected, altered, placed upon or permitted to remain on any lot for the purpose of sewerage disposal. All sewerage disposal shall meet the requirements of Oconee County.

C No trailer or mobile home of any nature whatsoever including any truck, car vehicle bodies shall be placed or permitted to remain on any lot for any purpose whatsoever.

D No more than one dwelling house shall be erected upon any one lot. No dwelling shall be erected on any lot that does not meet with requirements of Oconee County.

E No noxious or illegal activity shall be carried on upon any lot nor shall anything be done thereon which is or may become a nuisance to other lot owners.

F No area or lot may be used or maintained as a dumping ground for trash or garbage.

Points N 04° - 56'W @ S 79° - 00'E to S 73° - 20'E @ N 26° - 47'W
The restrictions herein described above will apply to the area between these two points with the following exception. Paragraph A will read as follows: No house shall contain less than 400 square feet.

All other lots not mentioned above will have no restrictions as to the square footage contained in dwelling. Mobile homes will be allowed, however no bus, truck or car bodies will be allowed on any lot.

These restrictions shall run with the land and shall be binding on all parties claiming an interest therein for a period of 25 years from the date of these restrictions, after which time the said restrictions shall be automatically extended for successive periods of 10 years, unless an instrument signed by the majority of the then owners of the lots affected herein recorded, agreeing to change said restrictions in whole or part.

PAGE TWO OF RESTRICTIVE COVENANTS PERTAINING TO PORT BASS SUB DIVISION

Enforcement of these covenants shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, or part thereof, either to restrain from violation or to recover damages or both, by any owner of any lot pertaining hereto.

Invalidation of any one, or part of, these covenants by judgement or court order shall in no wise effect any of the other covenants or provisions herein which shall remain in full force and effect.

WITNESS MY HAND AND SEAL THIS THE 15TH DAY OF APRIL 1966.

Jerry W Arrington

IN THE PRESENCE OF:

Roy D. Hunter

Frank B. Grayson

STATE OF SOUTH CAROLINA

OCONEE COUNTY

PROBATE

Personally appeared before me Roy D. Hunter and made oath that he saw the within named JERRY W. ARRINGTON sign, seal, and as his act and deed deliver the within written instrument for the purposes therein mentioned and that he with JOHN B. DYAR witnessed the execution thereof.

Roy D. Hunter

Subscribed and sworn to before me this the 15th day of April 1966.

Frank B. Grayson

Notary public for South Carolina

Recorded this 27 day of April A. D., 19 66 in Vol. 9-W Page 40 and Certified?

Roy D. Hunter

C. C. C. P. G. S.

Oconee County, S. C.