

13-C 369

STATE OF SOUTH CAROLINA ADDITIONAL RESTRICTIONS
COUNTY OF OCONEE

KNOW ALL MEN BY THESE PRESENTS
CLERK OF COURT
OCONEE COUNTY, S. C.

RECORDED
ROY D. HARDEN
AUG 4 1978
CLERK OF COURT
OCONEE COUNTY, S. C.

That whereas Foxwood Corporation, the legal and equitable owner of Foxwood Hills Subdivision, formerly known as Mountain Bay Estates, as shown on the plats listed below, duly recorded in the Plat Records of Oconee County, South Carolina, desires to impose a uniform development plan upon the lots listed below, Foxwood Corporation does hereby acknowledge, declare and adopt the following restrictions in addition to those recorded in Book 11-L, Page 153 for the following lots:

Section "A" as recorded in Plat Book 34, page 109:

8, 16, 17, 18, 21, 25, 34, 35, 40, 57,
86, 87, 92, 93, 121, 122, 125, 127, 132,
151, 174, 175, 176, 177, 178, 179, 180,
181, 182, 183, 184, 185, 186, 191, 192,
208, 211, 225, 226, 227, 228, 235.

Section "B" as recorded in Plat Book 34, page 126:

2, 8, 11, 27, 28, 30, 45, 46, 53, 65, 67,
68, 69, 73, 74, 75, 80, 83, 84, 88, 92,
95, 102, 105, 106, 107, 108, 113, 115,
120, 123, 125, 131, 132, 133, 134, 139,
141, 145, 146, 151, 152, 154, 155, 159,
169, 171, 178, 195, 196, 197, 198, 199,
200, 202, 207, 208, 210, 218, 219, 221,
225, 226.

Section "C" as recorded in Plat Book 36, page 169:

3, 7, 16, 18, 24, 28, 29, 39, 46, 48, 51,
52, 53, 64, 65, 68, 73, 78, 79, 81, 84.

Section "D" as recorded in Plat Book 34, page 146:

14-17, 26, 31-33, 35, 44, 58-60, 67, 68,
71, 73, 75, 76, 80, 82, 85, 86, 92-94,
96, 108-112, 115-119, 123, 125, 133,
152-154, 156, 160, 161, 165-168, 174,
177, 181, 182, 183, 185, 192, 193, 196,
203, 205, 209, 238, 248, 251, 252, 257,
263, 264, 267.

Section "F" as recorded in Plat Book 38, page 14:

5-9, 11-16, 36-46, 50-52, 59, 61-64,
68-74, 76, 78-81, 83-84, 87, 89, 90,
92-97, 107, 118, 121, 122, 123, 126,
129, 130, 132, 134, 137, 138, 139, 143,
160-180, 182-191, 193, 196, 197, 198,
201-209, 211, 212, 213, 216, 219-235.

A permanent easement is reserved along, over and within 10 feet of the front line of all lots listed above for the construction and perpetual maintenance of conduits, sewers, road drains and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities. Said easement to also extend along any owner's front property line in case of fractional lots.

A temporary easement of 40 feet along the front of any lot in the subdivision is reserved for the construction of sewer mains with a 15-foot permanent easement for egress and ingress.

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It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 10-foot-wide strip as long as such lines do not hinder the construction of building on any lots in this subdivision.

If the owner of any lot in said subdivision, or any other person, shall violate any of the covenants herein, it shall be lawful for any other 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 or them from so doing or to recover damages or other dues for such violation.

FOXWOOD CORPORATION

BY:

President

Witness
Gary MerrittWitness
Frances Addison

Secretary

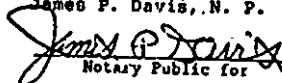
STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

PERSONALLY appeared before me Gary Merritt and made oath that
he saw Lawrence Steelman as President and J. W. Sewell
as Secretary of Foxwood Corporation, the within named cor-
poration, sign, seal with its corporate seal and as the act and deed of said corporation
delivered the within written document, and that he, with Frances Addison
witnessed the execution thereof.

Sworn to before me this 4th theday of August, A.D., 1978.

James P. Davis, N. P.


Notary Public for

My Commission Expires June 26, 1978