

**DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
OF COBBLESTONE SUBDIVISION**

WITNESSETH

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SPARTANBURG, S.C.

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1. **DEFINITION.** The following words when used herein (unless the context shall require a different meaning) shall have the following meaning:
 - A. "Subdivision" shall mean and refer to all of the lots and property shown upon plat of "Cobblestone" referred to above and upon any subsequent plat prepared for the Developer, recorded in the ROD Office of Spartanburg County and reference to any amendment or modification to this instrument.
 - B. "Common Properties" shall mean and be referred to as all lands not plated as lots now or in the future and or public rights of way to be maintained as a landscaped area within Cobblestone, together with all street lights, sprinkler systems, street signs, entrance signs, landscaping, and water meters located within such area.
 - C. "Developer" shall mean and refer to Landmark Developers, Inc.
 - D. "Lot" or "lot" shall mean and refer to any numbered parcel of land shown upon the above-referenced plat of Cobblestone prepared for the Developer, recorded in the ROD Office of Spartanburg County and referenced in this instrument or any amendment or notification thereto.
 - E. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot situated within Cobblestone, but notwithstanding any applicable theory of mortgage law, shall not mean or refer to the mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding or deed in lieu of foreclosure.
2. **SINGLE FAMILY RESIDENTIAL USE.** No lot shall be used except for private, single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling, not to exceed 2 stories in height and a private, attached double garage.
3. **SUBDIVISION OF LOTS.** Developer or any subsequent owner of a lot, with the prior written consent of Developer or its nominee, may sell and convey a portion of any lot to the owner of an adjoining lot, provided that any such sale of a portion of a lot does not result in the creation of another lot or a greater number of lots than that shown on said plat and does not violate any other provisions hereof. In any such sale of a portion of a lot, the portion shall merge into and become part of the adjoining lot, and the terms and conditions herein shall apply to the lot and portion of a lot as though they were originally platted as one lot. Nothing herein, however, shall prevent two lot owners from making an equal exchange to alter a lot line with the written consent of the Developer.

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4. **MINIMUM HEATED AREA.** No dwelling shall be erected on any lot having less than two (2) bathrooms and no less than One Thousand Six Hundred Fifty (1,650) square feet of heated floor area, provided that the plans include an attached double garage. If the dwelling has a second floor, the first floor must have no less than One Thousand (1,000) square feet of heated floor area and a second floor shall have a minimum of Eight Hundred (800) square feet of heated floor area. The floor area required by this article shall not include basements, porches, verandas, breezeways, terraces or garages. Nonetheless, Developer reserves the right and privilege, upon showing of special, unique or unusual circumstances to give a waiver to the minimum heated area requirements on a lot, but such waiver must be given in writing to be valid. Developer reserves the right to deny a waiver for any reason deemed appropriate in its sole discretion.
5. **BUILDING SETBACK LINES.** No building or portion of a building, including stoops, verandas, steps and porches shall be located on a lot nearer the front property line or nearer the side street property line of the lot than the setback line(s) shown for such lot on the plat of Cobblestone referred to in the deed to such lot from Developer, but in no case nearer than thirty (30) feet from the front or rear property line, and not nearer than ten (10) feet to any side lot property line. Nonetheless, Developer reserves the right and privilege, upon showing of special, unique or unusual circumstances to give a waiver to any setback restrictions on a lot, but such waiver must be given in writing to be valid. Developer reserves the right to deny a waiver for any reason deemed appropriate in its sole discretion.

No lot shall be further subdivided or otherwise have its boundaries altered without first obtaining the written permission of the Developer/Architectural Committee hereunder. Further, the use of more than one (1) lot as a single residential building site shall not be prohibited, but shall be subject to prior approval by the Developer/Architectural Committee. No building shall be erected on any lot nearer to the front lot line nor nearer to the side lot lines than the building setback lines shown on the recorded plat referenced above. In the absence of plat setbacks, front setbacks shall be thirty (30) feet, sideline setbacks shall be ten (10) feet, except lots with adjacent streets in which case sideline setbacks shall be thirty (30) feet, and rear setbacks shall be thirty (30) feet. Any such building shall face toward the front line of the lot except buildings to be constructed on corner lots, which shall face in the direction designated by the Developer/Architectural Committee. No building shall be located nearer to any interior side lot line than the distance as determined and directed by applicable building/zoning codes and ordinances or as stated herein or on any recorded plat, whichever distance may be greatest.

6. **APPROVAL OF BUILDING PLANS – SPECIAL CONDITIONS.**
- A. No building or structure, whether it be the dwelling house or garage shall be erected, placed or altered on any lot until the building plans, elevations, location, specifications have been approved in writing by the Developer or its nominee. If such shall not be approved or disapproved within two (2) weeks after being submitted, then such approval shall not be required, provided, however, the design and location of the proposed construction

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shall conform to the specific building requirements stated herein and otherwise be in harmony with the existing structures in the subdivision. Disapproval of plans, elevations, location or specifications may be based purely upon aesthetic reasons in the sole discretion of the Developer or its nominee.

- B. The completion of improvements upon a lot shall include the professional landscaping of the yard, including the grassing or sodding of the yard and the planting of shrubs and/or decorative plants or bushes along the front elevation of the dwelling.
 - C. The front elevation of the dwelling house foundation must be a minimum of six (6) to eight (8) inches above the finished grade of the front yard.
 - D. All garages shall be equipped with a door and automatic door openers.
 - E. No above ground swimming pools shall be permitted.
 - F. Design of house will determine the percentage of brick or stone exterior required. The minimum roof pitch shall be no less than 8/12 pitch on the main section of the structure, however, other gables on the house may be required to have more of a roof pitch if it would improve the appearance of the house. Roof must be covered by architectural shingles. The percentage of brick or stone exterior and gable roof pitch will be determined by the Developer or Architectural Committee.
7. **PROHIBITED BUILDING MATERIALS.** Concrete Blocks, cement bricks or concrete walls shall not be used in the construction of any building or garage unless the exterior of same is faced with brick or stone approved by Developer or Architectural Committee. NO stucco foundations are permitted.
8. **TRAILERS AND MOBILE HOMES PROHIBITED.** Trailers and mobile homes, including typical double-wide or triple-wide mobile homes, are absolutely prohibited. Furthermore, no residence or building may be moved from another location and placed or allowed to remain on any lot. No Modular or prefabricated homes shall be allowed.
9. **REQUIREMENTS FOR DRIVEWAYS.** All temporary driveways (during construction) must have gravel to prevent mud on the subdivision streets. Owner/Builder will be responsible for removing any mud on subdivision streets placed by them or their subcontractors, suppliers, etc. Owner/Builders to comply with county ordinances for sediment control of lot during construction. All final driveways shall be constructed of concrete and shall be maintained by the owner of a lot in a good state of repair and suitable appearance. Where driveways from a the lot intersect with the public street, said driveway will abut the existing "rolled" curb, thereby keeping the "rolled" curb in tact and undamaged. If during construction or otherwise, curb or pavement adjacent to a construction site is broken, removed or otherwise damaged, the owner of the lot upon which such

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construction or work is being done shall bear the cost of replacing or repairing such damage to the satisfaction of the Developer or Architectural Committee.

10. **DEVELOPER'S DISCLAIMER.** DEVELOPER SHALL NOT BE LIABLE TO ANY OWNER OR ANY OTHER PERSON ON ACCOUNT OF ANY CLAIM, LIABILITY, DAMAGE OR EXPENSE SUFFERED OR INCURRED BY OR THREATENED AGAINST ANY OWNER OR SUCH MATTER OR ANY REVIEW, ACCEPTANCE, INSPECTION, PERMISSIONS, CONSENT OR REQUIRED APPROVAL WHICH MUST BE OBTAINED FROM THE DEVELOPER, WHETHER GRANTED OR DENIED.
11. **GENERAL EASEMENTS.** Developer reserves an easement of five (5') feet inside each side and ten (10') feet on the front and rear of each lot for the installation, maintenance and repair of utilities, sewer lines, and/or storm drainage facilities. Furthermore, certain lots shall be subject to an additional easement for drainage purposes as will be shown upon a duly recorded plat of Cobblestone. Hash mark area on Lots# 44, 45, 47, 49, 50, 51, 52, and 53 indicate special drainage and is not to be disturbed. All utility service lines, including cable television, telephone, gas, electric or other utility, from existing streets shall be installed underground to any dwelling or other structure upon a lot.
12. **FENCING.** No wire or metal fencing shall be erected on any lot other than fencing approved by the Developer or Architectural Committee. Metal or wooden fencing shall be permitted on any lot from the rear corner of the residence erected thereon to the rear of the lot, provided, however, that no such fence shall exceed six (6') feet in height. No fencing of any kind shall be installed or allowed to remain on any lot, which shall interfere, damage or obstruct the installation or maintenance of any utility. On corner lots, no fence shall be erected beyond the side building setback line shown on the plat above referred to; all corner lot fencing to be approved by Developer/Architectural Committee.
13. **BUSINESS ACTIVITIES PROHIBITED.** No commercial operations, business operations, manufacture or production shall be permitted upon any lot. The selling, showing or marketing from a lot of any kind of goods, products or apparel is expressly prohibited. The provisions of this item shall not be construed to prohibit the making of handcrafted items for occasional off premises sale.
14. **NUISANCES AND OFFENSIVE ACTIVITIES.** No nuisance or other noxious, offensive, unsightly or unsanitary activity or condition shall be conducted or allowed to exist on any lot or the adjoining street or streets. No burning shall be allowed on any lot unless supervised by the Builder/Owner.
15. **PARKING OF BOATS AND RECREATIONAL VEHICLES.** All camping trailer, boat, boat trailers, or other similar recreational vehicle shall be stored in the rear portion of the lot. No inoperable motor vehicle, wrecked vehicle or motor vehicle not currently licensed shall be parked in the street right-of-way or be kept on any lot in the subdivision unless stored in an enclosed garage. No street parking shall be allowed on a regular basis. Also, no buses, trucks or trailers other than pickup trucks not to exceed three-quarter (3/4) ton in size, shall be

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parked on a lot or in the street right-of-way, except for loading and unloading. Further, no portion of a lot shall be used for the operation of any non-licensed motorized vehicles such as motorcycles, mini-bikes, go-carts, four wheelers or similar vehicles.

16. **PORTABLE OR METAL BUILDINGS PROHIBITED.** Portable buildings, metal storage buildings or other similar off-site constructed storage buildings are prohibited. All buildings must be vinyl siding or brick and conform to and be in harmony with the residence structure.
17. **SWING SETS.** Swing sets, sandboxes, gym sets and any such similar devices or structures primarily for children's use and enjoyment must be located on the rear portion of a lot.
18. **NO TEMPORARY RESIDENCES.** No garage or hobby-type/storage building shall be used at any time as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
19. **ANIMALS.** No domestic fowl, cows, hogs, mules, horses, wild animals or any other farm-type animals shall be kept on any lot at any time. However, household pets, such as cats and dogs, may be kept on a lot, provided such pets shall not exceed a total of two (2) in number and provided further that the owner thereof shall be responsible for the control and conduct of such household pets so that they are not an annoyance, hindrance or nuisance to their neighbors.
20. **TRASH RECEPTACLES.** All receptacles for trash or garbage must be kept within a fenced or enclosed area and hidden from public view and the view from adjoining property.
21. **SCREENING OF YARD EQUIPMENT.** Lawn mowers or other lawn maintenance equipment shall be kept in a screened or an enclosed area so as to not be visible from any street or adjoining property.
22. **TELEVISION ANTENNA AND SATELLITE DISHES.** No roof-mounted or chimney-mounted television antenna is permissible. If available, the Direct Broadcasting Satellite (DBS) television system or equivalent technology or system will be allowed, as long as the satellite receiving dish or apparatus does not exceed eighteen (18") inches in diameter and is affixed to the rear of the roof or any eave of the dwelling.
23. **COMPLETION OF IMPROVEMENTS.** All houses and other structures related thereto must be completed within one (1) year after the commencement of construction, except where such completion is impossible due to strikes, fires, national emergency or other natural calamity. Lots shall be maintained in a neat and attractive manner after and until improvements have been completed.

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24. **COVENANT OF GOOD APPEARANCE AND REPAIR.** Each lot owner shall maintain his lot and the exterior of all improvements in neat appearance and good repair in order to assure that no condition exists which would diminish the appearance of the property. Every owner of a vacant or unimproved lot shall keep such lot free of debris and unsightly underbrush, weeds or other unsightly vegetation. In the event that an owner shall fail to maintain a lot in a good state of repair and appearance, the Developer and/or Cobblestone Homeowners Association, Inc., or their agents or employees, shall have the right to maintain same and charge the cost thereof to the owner, but no work shall be done without due and proper notice to the owner. THE DEVELOPER, THE ASSOCIATION OR ANY OF THEIR RESPECTIVE DIRECTORS, OFFICERS, AGENTS, EMPLOYEES OR MEMBERS SHALL NOT BE LIABLE FOR ANY PERSONAL INJURY OR PROPERTY DAMAGE OR OTHER INCIDENTAL OR CONSEQUENTIAL DAMAGES OCCASIONED BY ANY NON-NEGLIGENT ACT OR OMISSION IN THE INSPECTION, REPAIR, OR MAINTENANCE OF ANY SITE, IMPROVEMENTS OR PORTION THEREOF.
25. **SIGNS.** No signboards or other signs of any kind shall be displayed on any lot except a single "For Sale" and a builder's sign, or a single "For Rent" sign unless approved by the Developer or Architectural Committee. No sign shall be more than thirty inches (30") by thirty inches (30") in size, provided, however, the Developer shall have the right to use additional signs for development of the property. The space designated as "Common Area" shall be exempt from this provision in that the subdivision identification sign will be located thereon.
26. **STREET LIGHTS.** If the Developer installs street lighting, the cost and expense of operation will be transferred to the Homeowners Association at any time after October 31, 2003.
27. **MAINTENANCE OF STREET RIGHT-OF-WAY.** The owner of a lot shall be responsible for the planting and maintaining of the area from the property line to the edge of the pavement or curb of the street or streets upon which said lot abuts.
28. **FUEL TANKS.** All fuel tanks or containers shall be buried underground, or enclosed in a structure, in a manner consistent with normal safety precautions and in accordance with the rules and regulations of appropriate governing bodies or agencies or the South Carolina Department of Health and Environmental Control, whichever the case may be. Any structure to be constructed for this purpose must be of acceptable appearance and approved by the Developer/Architectural Committee in accordance with its building approval procedure as above set forth.
29. **MAIL RECEPTACLES.** Owner will be required to purchase and use a mailbox designed especially for Cobblestone Subdivision, upon completion of residence.

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30. **EFFECT OF COVENANTS AND ENFORCEMENT.**

- A. **Who May Enforce.** The benefits and burdens of these covenants run with the land at law and in equity, and the Developer, his respective successors, assigns, and any owner, his heirs, successors, legal representatives, Personal Representatives and assigns shall have the right to proceed against any party in violation of these covenants and to compel a compliance to the terms hereof and to prevent the violation or breach in any event.
- B. **Against Whom May the Covenants be Enforced.** The obligation and benefits prescribed by this instrument shall run with the property and shall be enforceable against the owner, his heirs, successors and assigns, or any other person whose activities bear a relation to the property, including guests and tenants when the aforesaid persons or entities engage in activities (including omissions and failures to act) which constitute violations or attempts to violate, contravene or circumvent the terms hereof.
- C. **Enforcement Remedies.** In addition to other enforcement rights mentioned herein, in the event that any structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any structure or land use is in violation of these covenants, the Developers, its successors and assigns, the Association or any owner may institute appropriate legal proceedings or actions at law or in equity, including, but not limited to, actions: (1) to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; (2) to restrain, correct or abate such violation, or breach of these covenants; (3) to prevent the occupancy of any dwelling or land; (4) to prevent any act, conduct business or use which is in breach of these covenants; or (5) to compel any affirmative act which, pursuant to these covenants, "shall", be performed. Any action in equity hereunder for the enforcement hereof shall not be barred on the grounds that there may also exist an adequate remedy at law. The prevailing party in any action to enforce these restrictions shall also be entitled to reasonable attorney fees against the other party.

31. **MISCELLANEOUS.**

- A. **No Waiver.** Failure to enforce any provision or provisions of this instrument for any period of time by the Developer, the Association or any owner shall not be deemed a waiver or estoppel of the right to enforce same at any time thereafter.
- B. **Board Authorization.** All actions of the Association shall be authorized actions if approved by the Board of Directors of the Association in Accordance with its By-laws, unless terms of this instrument provide otherwise.
- C. **Gender, Tense, Number and Applicability of Definitions.** When necessary for proper construction, the masculine form of any word used herein shall include the feminine or neuter gender, and the singular, the plural, and vice versa, and words used in the present tense shall include the future tense.

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- D. **Savings Clause.** If any provision or provisions of this instrument are found to be ineffective or unenforceable for any reason in the final judgement of any court having jurisdiction of the subject matter hereof, the remaining provisions hereof shall remain fully enforceable and binding upon the owners, their respective heirs, successors or assigns.
- E. **These Protective Covenants and Conditions and any by-laws** approved by the Homeowners Association shall be binding upon all lot owners in this subdivision. The Homeowners Association shall have the right to assess maintenance fees and improvement charges against lots and each owner, by the acceptance of a deed therefor, whether expressly written in the deed, shall be bound to pay such assessments and charges to the association.

HOMEOWNERS ASSOCIATION AND VOTING RIGHTS. A Homeowners Association shall be established by the Developer. Assessments to support the purpose of the Association will be imposed upon the lot owners. The Developer shall collect homeowner's association dues at the time of sale for each lot. The initial annual assessment for each lot relating to street lights maintaining common areas (buffer areas) and managing the affairs of Cobblestone Homeowners Association will be \$175.00 per year. It is full responsibility of property owner to pay Homeowners Association dues of \$175.00 per year, thereafter.

The Association shall have two (2) classes of voting membership as follows:

Class A. Class A members shall be all those Owners defined in Paragraph 1 (E) with the exception of the Developer. Class A members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by Paragraph 1. When more than one person holds such interest or interest in any Lot, all such persons shall be members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such Lot.

Class B. Class B members shall be the Developer and shall be entitled to two (2) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either one of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in Class A membership equals or exceeds the total votes outstanding in Class B membership; or
- (b) January 1, 2010

32. **PROPERTY RIGHTS IN THE COMMON PROPERTIES.**

A. Restrictions on Common Areas. The parcels of real property included as part of the Common Properties are to be maintained solely as landscaped

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and/or beautification areas or for identification signs for Cobblestone. No other use or improvements are to be made to said real property without the express written permission of the Developer, and Developer expressly reserves easement rights upon these parcels for installation of underground utilities, landscaping or maintenance.

B. **Purpose of Assessments.** The assessments levied by the Association shall be used exclusively for the purpose of promoting the health, safety and welfare of the lot owners in Cobblestone and in particular shall be used for the payment of costs and expenses, including, but not limited to, the following

- (1) Expenses for the maintenance, upkeep and improvements of the Common Properties.
- (2) Payment for services in connection with the maintenance, upkeep and improvements to the Common Properties, including utilities, taxes, water usage and other related reasonable and necessary expenses.
- (3) Maintenance, upkeep, repair and/or replacement of the sprinkler systems within the Common Properties
- (4) For the payment of services for any street lighting undertaken and accepted by the Association.
- (5) For the payment of expenses related to the upkeep, maintenance and replacement of signs within Cobblestone identifying the subdivision, containing street names or other safety signs, if any.
- (6) For any other purpose, costs or expense reasonably related to the performance of any duty or responsibility of the Association as determined by the Board of Directors of said Association in accordance with the By-Laws and these restrictions.

C. **Change in Basis and Maximum of Annual Assessments.** The Association may change the maximum and basis of the assessments for any such period provided that any such change shall have the assent of Eighty percent (80%) of the votes of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

D. **Date of Commencement of Annual Assessments: Due Dates:** The annual assessments provided for herein shall commence on November 1 of each year. The annual assessments provided for herein shall begin and become due and payable at time of lot closing and on November 1 of each year thereafter. The Developer agrees to maintain the Common Properties in a good state of repair and operation, with initial assessments and transfer any balance to Homeowners Association after October 31, 2003.

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33. **TERM OF ENFORCEMENT AND AMENDMENTS.** These covenants, conditions, easements and restrictions shall be binding upon the Developer, its successors and assigns, and upon all future owners, their respective heirs, successors and assigns and all parties claiming under them, until December 31, 2032, at which time the terms hereof shall be automatically extended for successive periods of ten (10) years thereafter, unless the then owners owning at least two-thirds (2/3) of the Lots in Cobblestone agree in writing to terminate or change same. The terms and conditions of this instrument may be amended or changed only upon written agreement of the then Owners owning at least two-thirds (2/3) of the Lots in Cobblestone. Notwithstanding anything herein to the contrary, the Developer, its successors and assigns, reserves the right to waive, modify or change in writing, any of the items hereof with respect to the application thereof to a lot based upon special, unique or unusual circumstances, but no such waiver, modification or change shall substantially affect the overall plan of development.

IN WITNESS WHEREOF, the undersigned has set its hand and seal this 5th day of Nov, 2002.

Angie S Neal
Buller

Bo Settle
 LANDMARK DEVELOPERS, INC.

State of South Carolina)
)
 County of Spartanburg)

PROBATE

Personally appeared before me the undersigned witness and stated that (s)he saw the within named Landmark Developers, Inc. by Bo Settle its ~~Member~~ PRESIDENT sign, seal and execute the within Declarations of Protective Covenants, Conditions, Restrictions and Easements and (s)he with the other witness subscribed above witnessed the execution thereof.

Sworn to and subscribed before me
 This 5th day of November, 2002.

Buller
 Notary Public State of South Carolina
 My Commission Expires 2-24-07

Angie S Neal