

## Bowling Green Farms Restrictions

1. No tract or lot in Section I or II may be subdivided without first securing the approval of the developer, Dan B. Young or his designated attorney in fact, for such revisions.
2. With the exception of Tract No. 7, all outbuildings must be built to the rear of the home, painted and properly maintained.
3. All wells and septic tanks must be approved by the County Health Department.
4. Each residence built in the subdivision shall contain a minimum of 1,800 square feet of floor space under roof, excluding basement. A detached guest house is excluded from terms of this restriction.
5. Single family dwellings only are permitted.
6. Each residence erected in the subdivision must be set back a minimum distance of 50 feet from any road right-of-way and to any adjoining property.
7. No temporary structure or manufactured housing or mobile home or shack or any other residence of a temporary nature is permitted on the property.
8. Asbestos shall not be used in the construction of any residence except for the foundation.
9. Concrete and cinder blocks shall not be used in the construction of any house, unless the exterior walls are stuccoed or faced with brick.
10. The property in this subdivision shall not be used for commercial purposes or business. (A resident may conduct business out of the home, but no commercial signs or walk-in trade is allowed.)
11. No signboards shall be displayed on property except "For Sale" and "For Rent" which shall not be more than 2'x3' in size, except for those signs necessary for the development of the property.
12. No automobiles or trucks shall be permitted to be kept on said premises for a period of more than one (1) month which does not have a current license plate.
13. Split rail, brick, stone, painted, or lattice fences shall be permitted anywhere upon the property. However, wire fences shall be permitted on the rear of the property only. The rear of the property shall be that portion of the property extending from the rear of the house foundation.
14. No noxious or offensive trade shall be carried on or upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
15. No lot or tract of land may be used for commercial poultry, dairy or hog farming. However, tracts or lots may be used for other agricultural purposes.
16. A property owners association will be formed to conduct the business of Bowling Green Farms Subdivision. The main order of business will be the maintenance of Bowling Green Drive. An annual meeting of the property owners association is on the first Sunday in June following the second sale of property. The association officers will be a president and secretary/treasurer. Each officer will serve for a period of one year and must be elected by a majority vote of all property owners.
17. Within thirty (30) days after closing of tracts numbers three (3) through nine (9), One Thousand and No/100 (\$1,000.00) Dollars from the proceeds of each lot will be placed in The Chesnee State Bank, Chesnee, SC, in an interest bearing account. The account will be a maintenance fund for Bowling Green Drive. The association officers will be responsible for overseeing the fund.
18. Property owners on Bowling Green Drive are responsible for properly preparing their driveway entrance to prevent road damage at driveway entrance and install a 12 foot asphalt apron at all driveway entrances within sixty (60) days following construction. To assist property owners, Prince Oil Company will advise (at no charge) the proper way to prepare a driveway entrance to help prevent road damage.
19. Invalidation of any one or more of these covenants and restrictions shall in no way affect any of the other covenants and restrictions, and they shall remain in full force and effect.
20. The restrictions, covenants and standards contained herein are to run with the land and shall be binding on all parties and all persons claiming under the grantors until September 1, 2012. At which time said restrictions, covenants and standards shall terminate unless the majority of the land owners in the Bowling Green Farms Subdivision shall agree in writing at least thirty (30) days prior to September 1, 2012, to extend the time of said restrictions, covenants and standards.

Some additional restrictions will be added pertaining to the new trails.