

10-14-347

STATE OF SOUTH CAROLINA COUNTY OF OCONEE.

EASEMENTS AND PROTECTIVE COVENANTS NORMANDY SHORES

347

Wherens, Rochester Real Estate Company, Inc. is the owner of property situate in Oconce County, South Carolina, and embraced in a plat entitled "Normandy Shores", by Robinson Engineering Service, dated March 7.

1968, and recorded in the office of the Clerk of Court for Oconce County, South Carolina in Plat Book P-29, Page 79; and

NOW, THEREFORE, in consideration of the foregoing and the benefits flowing to the present and future owners of said lots, Rochester Real Estate Company, Inc., by its President, S. B. Rochester, does hereby impose the following protective and/or restrictive covenants on all of said lots.

A. No lot shall be used, except for residential purposes, except that certain areas may be designated for use as Community Recreation Areas. No building shall be creeted, altered, placed or permitted to remain on any lot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in heighth. Each such building shall have curtain walls or underpinning of masonry construction around its entire perimeter, including porches and steps, but allowing doors, windows and ventilators.

B. All dwellings shall be constructed with the use of high quality materials and workmanship to insure that no dwelling will present an unsightly appearance and all dwellings shall have minimum ground floor area of the main structure, exclusive of open porches and garage, of not less than 1600 square feet for a one-story dwelling nor less than 1,000 square feet for a dwelling of more than one story, and that no dwelling shall be permitted on any lot at a building cost of less than \$25,000.00, exclusive of the price of the lot, based on prices as of January 1, 1968.

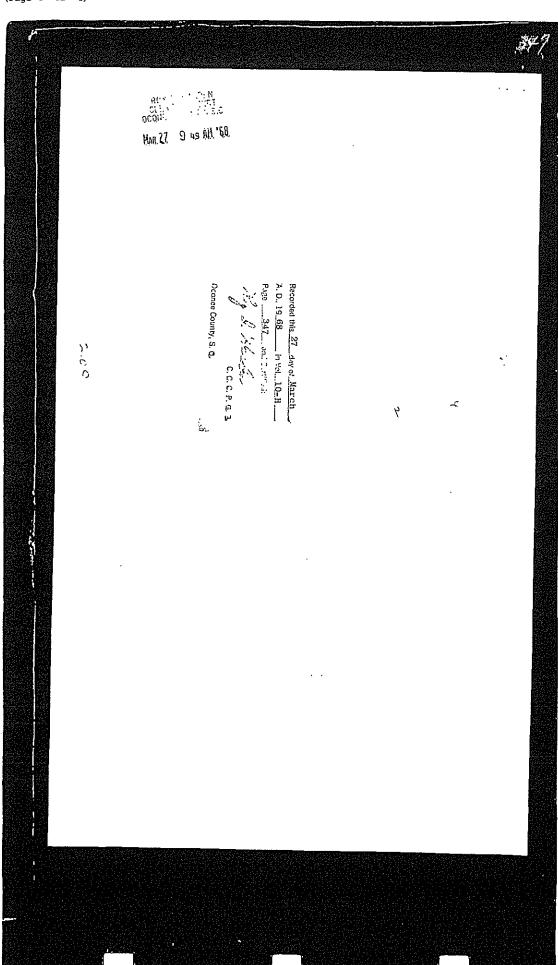
C. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 10 feet to an interior lot line,

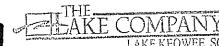
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- D. No lot shall be resubdivided into, nor shall any dwelling be creeted or placed on, any lot or lots having a width of less than 90 feet at the minimum building setback line.
- E. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear and side five feet of each lot. A 10 foot casement for the purpose of installing a sewer system is reserved on each lot as shown on plat.
- F. 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 an annoyance or nuisance to the neighborhood.
- G. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
- H. No signs or advertising displays other than the advertising for sale of the homes on said lots or signs in connection therewith or incidental thereto, shall be placed on any lot.
 - I. No oil or mining operations shall be conducted upon any lot.
- No garbage or refuse shall be dumped or otherwise placed or disposed upon any lot,
- K. All sewerage disposal, until when and if city, or similar, public sanitary sewerage lines shall be available, shall be by individual septic tanks inspected and approved by the State Board of Health of South Carolina. No septic tanks will be allowed after public sanitary sewerage lines are available.
- L. The various restrictive measures and provisions of this instrument are declared to constitute mutual restrictive covenants and servitudes for the protection and benefit of each lot; failure by the undersigned or any other person or persons entitled to do so to enforce any measure or provision upon violation thereof shall not stop or prevent enforcement thereafter or be deemed a waiver of the right to do so.

These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date

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THE COMPANY
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STATE OF SOUTH CAROLINA COUNTY OF OCONEE.

EASEMENTS AND PROTECTIVE
COVENANTS
NORMANDY SHORES
ANNEX NO. I

Whereas, S. Bruce Rochester is the owner of property situate in Oconee County, South Carolina, and embraced in a plat entitled "Normandy Shores, Annex No. 1," Lots Nos. 66 through 73, inclusive, by Perry B. Wilson, Jr., dated December 30, 1969, Revised September, 1970, and recorded in the office of the Clerk of Court for Oconee County, South Carolina in Plat Book P-35, page 23; and

NOW, THEREFORE, in consideration of the foregoing and the benefits flowing to the present and future owners of said lots, S. Bruce Rochester dues hereby impose the following protective and/or restrictive covenants on all of said lots, nos. 66 through 73, inclusive.

A. No lot shall be used, except for residential purposes, except that certain areas may be designated for use as Community Recreation Areas. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in heighth. Each such building shall have curtain walls or underpinning of masonry construction around its entire perimeter, including porches and steps, but allowing doors, windows and ventilators.

B. All dwellings shall be constructed with the use of high quality materials and workmanship to insure that no dwelling will present an unsightly appearance and all dwellings shall have minimum ground floor area of the main structure, exclusive of open porches and garage, of not less than 1600 square feet for a one-story dwelling nor less than 1,000 square feet for a dwelling of more than one story, and that no dwelling shall be permitted on any lot at a building cost of less than \$25,000.00, exclusive of the price of the lot, based on prices as of January 1, 1968.

C. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 10 feet to an interior lot line.

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- D. No lot shall be resubdivided into, nor shall any dwelling be erected or placed on, any lot or lots having a width of less than 90 feet at the minimum building setback line.
- E. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear and side five feet of each lot. A 10 foot easement for the purpose of installing a sewer system is reserved on each lot as shown on plat.
- F. 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 an annoyance or nuisance to the neighborhood.
- E. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
- H. No signs or advertising displays other than the advertising for sale of the homes on said lots or signs in connection therewith or incidental thereto, shall be placed on any lot.
 - I. No oil or mining operations shall be conducted upon any lot.
- J. No garbage or refuse shall be dumped or otherwise placed or disposed upon any lot.
- K. All sewerage disposal, until when and if city, or similar, public sanitary sewerage lines shall be available, shall be by individual septic tanks inspected and approved by the State Board of Health of South Carolina. No septic tanks will be allowed after public sanitary sewerage lines are available.
- L. The various restrictive measures and provisions of this instrument are declared to constitute mutual restrictive covenants and servitudes for the protection and benefit of each lot; failure by the undersigned or any other person or persons entitled to do so to enforce any measure or provision upon violation thereof shall not stop or prevent enforcement thereafter or be deemed a waiver of the right to do so.



These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or Court order shall in no wise affect any other provision which shall remain in full force and effect.

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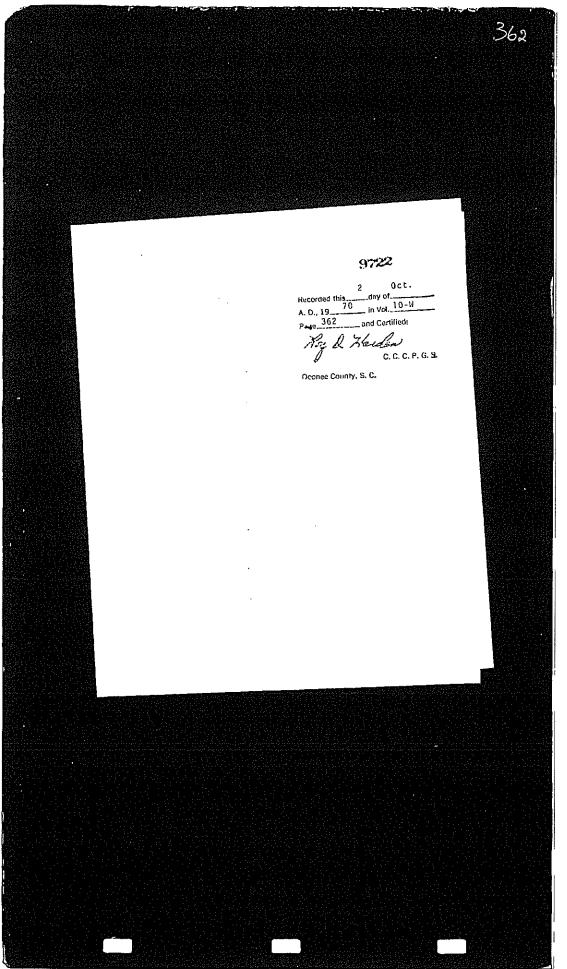
IN WITNESS WHEREOF, S. Bruce Rochester has hereunto executed this agreement this 2nd day of October, 1970.

In the presence of:

- da N. Beech	_
- Rackery B Alcine	_
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STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE,	: PROBATE)
Personally appeared before me	John R. Brock who,
on oath, says that he saw the within-named S. Bruce Rochester sign, seal	
and as his act and deed, deliver the within agreement for the uses and	
purposes set forth therein, and that	he with Kathryn B. Acker witnessed the
execution thereof.	•
Sworn to before me this	1/2/3/
2nd day of October, 1970.	1. Such
1 1 0 4	
Notary Public for South Carolina	S.) RECORDED ROY D. HARDEN
My Commission Expires Nov. 21, 1979	OCT 2 1970
	CLER OF COURT OCONEE COUNTY, S. C.

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STATE OF SOUTH CAROLINA

EASEMENTS AND PROTECTIVE COVENANTS

COUNTY OF OCONEE,

NORMANDY SHORES, ANNEX NO. 2

WHERLAS, Rochester Real Estate Company, Inc. 1s the owner of property situate in Oconee County, South Carolina, and embraced in a plat entitled "Normandy Shores, Annex No. 2" by B. R. Watson, RLS & RF, dated July 5, 1972, revised April 7, 1973, and recorded in the office of the Clerk of Court for Oconee County, South Carolina in Plat Book P-34, page 173; and

WHEREAS, lots nos. 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 27 having been previously conveyed with the easements and protective covenants imposed and included in the deeds as set forth below; and

WHEREAS all remaining lots in said subdivision, being lots nos.6, 7, 20, 21, 22, 23, 24, 25, 26, 28, 29 and 30, are intended for residential purposes only;

NOW, THEREFORE, in consideration of the foregoing and the benefits flowing to the present and future owners of said lots, Rochester Real Estate Company, Inc., by its President, S. B. Rochester, Sr. does hereby impose the following protective and/or restrictive covenants on all of said lots.

- A. No lot shall be used, except for residential purposes, except that certain areas may be designated for use as Community Recreation Areas. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in heighth. Each such building shall have curtain walls or underpinning of masonry construction around its entire perimeter, including porches and steps, but allowing doors, windows and ventilators.
- B. All dwellings shall be constructed with the use of high quality materials and workmanship to insure that no dwelling will present an unsightly appearance and all dwellings shall have minimum ground floor area of the main structure, exclusive of open porches and garage, of not less than 1600 square feet for a one-story dwelling nor less than 1,000 square feet for a dwelling of more than one story, and that no dwelling shall be permitted on any lot at a building cost of less than \$25,000.00, exclusive of the price of the lot, based on prices as of January 1, 1968.
- C. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 10 feet to an interior lot line.
- D. No lot shall be resubdivided into, nor shall any dwelling be erected or placed on, any lot or lots having a width of less than 90 feet at the minimum building setback line.
- .E. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear and side five feat of each lot. A 10 foot easement for the purpose of installing a sewer system is reserved on each lot as shown on piut.
- F. No nexious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- G. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

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Figure 6 and H. No signs or advertising displays other than the advertising for cale of the homes on said lots or signs in connection therewith or incidental thereto, shall be if placed on any lot.

- I. No oil or mining operations shall be conducted upon any lot.
- J. No garbage or refuse shall be dumped or otherwise placed or disposed upon any lot.
- K. All sowage disposal, until when and if city, or similar, public sanitary seworage lines shall be available, shall be by individual septic tanks inspected and approved by the State Board of Health of South Carolina. No septic tanks will be allowed after public sanitary sowerage lines are available.
- L. The various restrictive measures and provisions of this instrument are declared to constitute mutual restrictive covenants and servitudes for the protection and benefit of each lot; failure by the undersigned or any other person or persons entitled to do so to enforce any measure or provision upon violation thereof shall not stop or prevent enforcement thereafter or be deemed a waiver of the right to do so.

These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or Court order shall in no wise affect any other provision which shall remain in full force and effect.

IN WITNESS WHEREOF, ROCHESTER REAL ESTATE COMPANY has caused this agreement to be executed in its name by S. B. Rochester, Sr., its president, and its seal affixed thereto, this 24th day of February, 1975.

ROCHESTER REAL ESTATE COMPANY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE.

PROBATE

Personally appeared before me Pamola I, Huskoy says that she saw the within-named Rochester Real Estate Company by S. B. Rochester, Sr., its President, sign, seal and as his act and doed, deliver the within agreement, witnessed the execution thereof. and that she with Kathryn II. Acker

Bworn to before me this 24th day of February, 1975.

Notary Public for South Carolina

RECORPTO ROY D. LIANOUN

FEB 2 5 1975.

CLERK OF COULT OCONEE COUNTY, S. C



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STATE OF SOUTH CAROLINA

EASEMENTS AND PROTECTIVE COVENANTS

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WHEREAS all remaining lots in said subdivision, being lots nos.6, 7, 20, 21, 22, 23, 24, 25, 26, 28, 29 and 30, are intended for residential purposes only:

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Kathan B. (Aches Notary Public for South Carolina

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FEB 2 5 1975

CLERK OF COURT OCONEE OUDINY, S. C