

LAKE POINT SUBDIVISION
LEXINGTON COUNTY

1/1/61 - 11/1/07:

Restrictions set out in instrument dated April 18, 1960, and recorded in the Lexington County records in Book 10-F, Page 353.

Restrictions set out in instrument dated March 18, 1961, and recorded in the Lexington County records in Book 10-R, Page 436.

Plat recorded in Book 62-G, Page 28 and Book 47-6, Page 74.

County of Lexington
State of South Carolina

RESTRICTIONS

10-F/353

WHEREAS, we the undersigned, are owners of certain property, located near the Town of Chapin, in the County of Lexington, State of South Carolina, located on the Waters of Lake Murray, Property of South Carolina Electric & Gas, Company, and

WHEREAS, we, are desirous of placing certain restrictions on the above property for the protection of the purchasers, of lots, therein, Now Therefore,

The Following restrictions, are placed upon all lots in Block "A" and all Lots in Block "B", on the Sub-Division, known as "LAKEPOINTE", as shown on a plat prepared by William Wingfield, and Recorded in the Office of The Clerk of Court for Lexington County in Plat Book 47-G ar Page 74:

1. There shall be no trailers or mobile type home placed on any lot or lots of this sub-division, and all sewage disposal must be by septic tank.
2. There shall be no type of commercial establishment on any lot or lots of this sub-Division.
3. All houses built in this subdivision, for occupation, shall be completed in a finished form and wooden parts thereof must be painted, with no reclaimed material used except for unexposed areas. This restriction does nor preclude use of old brick for outside finish.
4. No lot in this sub-division shall be sub-divided or sold which would result in a lot with a measurement of less than 75' on the 360 Ft. Contour.
5. (a) No Structures shall be constructed nearer than Five (5) feet of the Side lot lines, except for well houses where necessary.
(b) No structures shall be placed nearer than Twenty (20) feet of the Road.
(c) Houses must be placed at least Thirty(30) feet from the (high Water) 360' contour. This Section (c) does not not include Bar-B-Q pits, Picnic tables, boat houses or Docks.
6. No activity shall be permitted upon any lot or lots of this sub-division, that constitutes a nuisance.

Failure to conform to the above restrictions, shall make the violator thereof liable for damages by action in Law or Equity by the undersigns or their successors.

These restrictions shall run with the land and shall run for twenty (20) Years, unless modified by two-Thirds of the land owners prior to the expiration, and invalidation of any one of the restrictions above shall not affect the others which shall remain in full force and effect.

In Witness whereof we have this 18th Day of April, 1960 set our hands and seals.

Witness:

Albert J. Dudley
William H. Hull

William H. Hull
John Bestain
James R. Baile

FILED
Apr 19 3 47 PM '60
HOLLIS A. WATKINS
CLERK OF COURT
LEXINGTON, S.C.

354

STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

PERSONALLY appeared before me, Patsy H. Shull
who after being duly sworn, says that she saw the within
Thomas R. Bailey, Addison Bostain Jr, Wyman Boozer and
J. H. Bostain, sign, seal and as their act and deed deliver
the above restrictions, for the uses and purposes thereof, and
that he, with, Albert J. Dooley, subscribed their names as
witnesses thereto.

Patsy H. Shull

Sworn to before me this 18th
day of April, 1960

Albert J. Dooley (L.S.)
Notary Public for South Carolina

Recorded this 19th day of April A.D. 1960 at 3:47 PM
HOLMES C. DREHER, C. C. P. & C. S.

FILED

MAR 16 11 32 AM '61

HOLMES C. BREWER
CLERK OF COURT
LEXINGTON, S.C.

County of Lexington }
State of South Carolina } RESTRICTIONS

WHEREAS, we the undersigned, are owners of certain property, located near the Town of Chapin, in the county of Lexington, State of South Carolina, Located on the Waters of Lake Murray, Property of South Carolina Electric & Gas, Company, and

WHEREAS, we, are desirous of placing certain restrictions on the above property for the protection of the purchasers, of lots, therein, Now Therefore,

The Following restrictions, are placed upon all lots in Block "A" and all Lots in Block "B", on The Sub-Division, known as "LAKEPOINT", as shown on a plat prepared by William Wingfield, and Recorded in the Office of The Clerk of Court for Lexington County in Plat Book 47-G on Page 74; also included is Block "C" of said plat all of which is shown in Plat Book 336R-36

1. There shall be no trailers or mobile type homes placed on any lot or lots of this sub-division, and all sewage disposal must be by septic tank.
2. There shall be no type of commercial establishment on any lot or lots of this sub-division.
3. All houses built in this subdivision, for occupation, shall be completed in a finished form and wooden parts thereof must be painted, with no reclaimed material used except for unexposed areas. This restriction does not preclude use of old brick for outside finish.
4. No lot in this sub-division shall be sub-divided or sold which would result in a lot with a measurement of less than 75' on the 360 Ft. Contour.
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(b) No structures shall be placed nearer than Twenty (20) feet of the Road.
(c) Houses must be placed at least Thirty (30) feet from the (high Water) 360' contour. This section (c) does not include Bar-B-Q pits, picnic tables, boat houses or docks.
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Failure to conform to the above restrictions, shall make the violator thereof liable for damages by action in Law or Equity by the undersigns or their successors.

These restrictions shall run with the land and shall run for twenty (20) Years, unless modified by two-thirds of the land owners prior to the expiration, and invalidation of any one of the restrictions above shall not affect the others which shall remain in full force and effect.

In Witness whereof we have this 18th Day of ~~MARCH~~ ^{MARCH}, 1961 set our hands and seals.

Witness:

Peter H. Shull
Albert J. Poole

S. Weyman Rogge
J. H. Bastain
William Bastain, Jr.
James R. Parker

STATE OF SOUTH CAROLINA }
COUNTY OF DEXINGTON }

Party

PERSONALLY appeared before me, Patsy H. Shull, and made oath that she saw the within-named Thomas R. Bailey, Addison Bostain, Jr., Wyman Boozer and J. H. Bostain, sign, seal and, as their act and deed, deliver the within-written Restrictions for the uses and purposes therein mentioned and that she, with Albert J. Dooley witnessed the execution thereof.

Patsy H. Shull

Sworn to before me this
13th day of March, 1961
Albert J. Dooley (L.S.)
Notary Public of S. C.



Recorded this 16th day of March A.D. 1961 at 9:00 A.M.
HOLMES C. DREHER, C. C. P. & G. S.

I hereby certify that the within
RESTRICTIONS
was filed for record in my office
at 11:52 1/2 o'clock on the 16th
day of March 1961 in Book
10-R Page 436

C. C. P. & G. S.