

ARTICLE XI.

Specific Restrictions which only apply to
New Charlestowne
Lots 37 thru 71 Block H
Lots 5 thru 19 Block J, Lots 2 thru 26 Block K
On Plat AG pg 123

The Specific Restriction in this Article XI shall only apply to the New Charlestowne Lots which are the following lots: Lots 37 thru 71 Block H, Lots 5 thru 19 Block J and lots 2 thru 26 Block K as shown on a plat recorded in Plat Book AG page 123 in the RMC Office for

CHAR:127780

Charleston County South Carolina. Said specific lots shall be subject to the following:

A. RESIDENTIAL USE OF THE PROPERTY. All of the lots of land as shown on the Plat Book AG page 123 in the RMC Office for Charleston County South Carolina, shall be known and described as Residential Property Patio Houses and shall be used for residential purposes only. Patio Houses are single family dwellings which are designed to be located on its lot nearer to the front, rear and or one side property line than as allowed in normal U-1 residential areas.

B. Buildings. No more than one single family dwelling and a detached garage together with an accessory building, as set out in C. below, shall be erected, altered, placed on, or be permitted to remain on a Lot.

C. ACCESSORY BUILDINGS. In addition to a carport or garage, an accessory building shall be permitted in the rear yard, provided it does not exceed one hundred (100) square feet in floor area and twelve (12) feet in height, and any such accessory building shall be constructed of materials similar to or in keeping with the principal building. No side yard shall be required for any detached garage or accessory outbuilding which has been approved in writing by the ACC; provided all such detached structures must be to the rear of the main dwelling and must neither encroach on any easement areas, nor encroach upon the property of an adjacent owner or land reserved for open areas.

D. Fences, Walls, Retaining Walls and Bulkheads: No fences, walls, retaining walls, bulkheads, and the like, shall be erected on a Lot without prior written approval of the ACC subject to the following requirements:

1. The application to the ACC to build a fence, wall, retaining wall,

commercial vehicles, shall be kept, stored or parked, overnight either on any street or on any lot, except within enclosed garages or within storage areas approved by the ACC.

G. Clotheslines. All yard areas used for drying clothes shall be screened from the adjoining yards and Lots.

included in the application. No chain link or split rail fences are permitted.

2. Areas to the rear of such dwellings, with designated outdoor living facilities, except that portion used for automobile parking and driveways, shall be separated by a fence or wall affording complete lateral screening. Such wall or fence shall extend from the rear of the building and shall not be less than six (6) feet in height, and shall extend beyond the area designated for outdoor living, and shall be constructed of material with a ten (10) year life and compatible material; and will blend with the exterior of the building.

3. No above ground electric fences are allowed. No fence shall obstruct the view of a roadway to constitute a hazard to driving on that roadway.

4. "Good Neighbor" fences, walls, etc., shall be used. That is, all posts and stringers must face toward the Lot of the Owner who is erecting the fence.

5. Stepped construction must be used if the Lot is uneven.

6. Pressure treated lumber must be used for wood construction.

E. TERRACES AND EAVES: Wherever rain water would drop from a roof into the adjacent yard, gutters with adequate down spouts and run off areas will be required.

F. Trailers, trucks, school buses, boat trailers: No boats or boat trailers, house trailers, mobile homes, campers, or other habitable motor vehicles of any kind, school buses, trucks or

