

ARTICLE X.

Specific Restrictions which apply to all lots in Snee Farm except those lots in New Charlestowne and Snee Farm Gardens

The Specific Restrictions in this Article X shall apply to all Lots in Snee Farm except those lots referred to as New Charlestowne and Snee Farm Gardens. The New Charlestowne lots are 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 R.M.C. Office for Charleston County South Carolina. The Snee Farm Gardens lots are Lots 1-18, Sneefarm Gardens on Plat AS page 82, Lots 19-80, Sneefarm Gardens on Plat AT page 77 and Lots 81-89, Sneefarm Gardens on Plat AT page 65 recorded in the RMC Office for Charleston County, South Carolina.

A. Buildings: No more than one single family dwelling and a detached garage shall be erected, altered, placed on, or be permitted to remain on a Lot.

B. 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, bulkhead, and the like, must include a scaled drawing of the Lot showing the exact location of the Residence, any other structures and relevant features of the

Lot. The application must include a photograph or scaled drawing of the type of fence, wall, etc., to be erected. The finish and color, if any, shall also be included in the application. No chain link or split rail fences are permitted.

2. No fence or wall on a Lot shall project beyond the farthest projection of the front of the Residence on that Lot or the fronts of Residences on adjacent Lots, whichever is furthest from the street. 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.

3. "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.

4. A fence or wall between Lots shall be not less than four (4) feet nor more than six (6) feet high at any point. Stepped construction must be used if the Lot is uneven.

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

C. Boats, Watercraft, and Boat Trailers: The storage of non-commercial boats, watercraft and boat trailers (hereinafter referred to as "vehicles" in this Section C) is permitted subject to the following restrictions:

1. One non-commercial boat or watercraft and its trailer may be stored without permission from the Snee Farm Foundation in a back yard, side yard or on a screened (fenced or planted) driveways where they are not in full view from the street in front of the house. Such vehicles may not be permanently stored in unscreened driveways or yards in front of houses unless the owner demonstrates

to the Restrictions Committee that it is not feasible to store the vehicle in the back yard, garage or another location where it is not visible from the street. The Restrictions Committee may require screening of the driveway or yard before granting permission for driveway or yard storage of such a vehicle.

2. Additional boats, watercraft and trailers require permission from the Restrictions Committee and are subject to the same rules provided herein.

3. Temporary (not to exceed two (2) weeks continuous) storage of such vehicles for purposes of maintenance, cleaning, etc. in driveways is permitted.

4. Storage of commercial boats in Snee Farm is not permitted.

5. Permanent (longer than two (2) weeks) storage of empty boat trailers in driveways is not permitted.

D. Trailers, Trucks, School Buses, etc.. No house trailers or mobile homes, campers or habitable motor vehicles of any kind, school buses, trucks or 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.