

ARTICLE XII.

Specific Restrictions which only apply to

Snee Farm Gardens

Lots 1-18, Sneefarm Gardens on Plat AS page 82

Lots 19-80, Sneefarm Gardens on Plat AT page 77

Lots 81-89, Sneefarm Gardens on Plat AT page 65

The specific restrictions in this Article XII shall only apply to Snee Farm Gardens which includes the following lots: 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. Said specific lots shall be subject to the following:

A. RESIDENTIAL USE OF THE PROPERTY. All of the lots of land subject hereto 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 and 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: Only one accessory building shall be permitted per lot and any such accessory building shall be constructed of materials similar to or in keeping with

the dwelling. All such accessory buildings shall be approved in writing by the ACC prior to construction commencing.

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, 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 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.
6. Any fence or wall shall be constructed of material with a ten year life and compatible material to the main dwelling and will blend with the exterior of the dwelling.

E. Clotheslines. Due to density of the development, no exterior clothes lines shall be erected, mounted or allowed to remain on any residential lot overnight.

F. Basketball Goals. No basketball goal shall be attached to the front or either side of a dwelling nor shall a goal be located or allowed to remain in the front or on either side of a dwelling; such goal shall be permitted only in the rear of a dwelling and the same shall not be visible from the street which said dwelling faces.

G. Trailers, trucks, school buses, boats and boat trailers: No boats, boat trailers, house trailers, mobile homes, campers, or other habitable vehicles of any kind, school buses, trucks in excess of one ton pick up size, or commercial vehicles, shall be kept, stored or parked, overnight either on any street or on any lot.