

STATE OF SOUTH CAROLINA) **COVENANTS, CONDITIONS, AND RESTRICTIONS**
) **LOTS A- E ALONG TIMMS MILL ROAD**
COUNTY OF ANDERSON) **PLAT BOOK S3147 AT PAGE 007**

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (this “Declaration”) is made by Cauldrick Land and Timber, LLC (hereinafter referred to as “Declarant”) as of the _____ day of July, 2024.

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property located in Greenwood County, South Carolina designated as lots A, B, C, D, and E (collectively, the “Lots” or singularly, the “Lot”) along Timms Mill Rd. further shown on that certain plat entitled SURVEY AND CERTIFICATION FOR CAULDRICK LAND AND TIMBER, LLC, prepared by Pioneer Surveying, dated January 16, 2024, and recorded May 2, 2024 in the Office of the Register of Deeds for Anderson County, South Carolina in Plat Book S3147 at Page 007, and being more particularly shown on **Schedule “A”** attached hereto and made a part hereof by reference (hereinafter sometimes referred to as the “Property”); and

WHEREAS, Declarant desires to subject the Property to the plan and operation of this Declaration to encumber the Lots with certain restrictions, all of which is and are for the benefit of the Property and each current and future owner thereof (each an “Owner” and collectively, “Owners”).

NOW, THEREFORE, Declarant hereby declares that the Property is and shall be owned, held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions, and restrictions set forth in this Declaration, all of which shall run with the land and be binding on all parties owning any right, title or interest in the Property or any part thereof, their heirs, personal representatives and administrators, successors and assigns, and shall inure to the benefit of each Owner thereof.

FURTHER, Declarant hereby declares the Property is subject to the following:

1. All residential dwellings must have at least 2,500 square feet of heated and cooled livable space. The current brick home on Lot C may be renovated and kept at its current square footage.
2. A “barndominium” may not be used as a primary residence but may be an auxiliary building.
3. All Barns and other auxiliary buildings must be built behind or beside the primary residence.
4. Mobile homes are not permitted on any Lot.
5. The Owner of each Lot shall be responsible for clearing all debris and trash from their Lot and shall maintain their Lot with proper landscaping, weeding, grass cutting, and other routine upkeep. At no time shall any junk, appliances, lumber, furniture, or equipment be stored or stacked on any Lot in a manner that is visible from Timms Mill Rd.
6. All Lots shall be used for single-family residential purposes only, and no commercial, business or business activity shall be carried on or upon any Lot at any time, provided that “home

occupation” (as defined in the zoning ordinance, Section 6:11 of the Anderson County Zoning Ordinance) may be maintained in a residential dwelling located on any of the lots so long as no stock in trade is kept or commodities sold, no mechanical equipment is used, except that is normally used for family, domestic or household purposes and that there is nothing on the exterior of the dwelling indicating that the building is being used for any purpose other than a residence.

7. No commercial dog breeding or boarding shall be permitted on any Lot.
8. Vehicle repairs are not permitted in any area visible outside of the structure in which such repairs are made.
9. SUBDIVIDING PROHIBITED: The intent of these lots is to create a cluster of five estate homes on large tracts of land.
10. These restrictions may only be amended or waived as follows:
 - a. In writing by Declarant, its authorized agents, successors, or assigns by duly executed instrument to be recorded in the Office of the Register of Deeds for Anderson County, South Carolina; or
 - b. In writing, by a majority vote of at least Three (3) of the Five (5) Lot Owners, with each Lot being entitled to one (1) vote regardless of if jointly titled, by duly executed instrument to be recorded in the Office of the Register of Deeds for Anderson County, South Carolina.
11. These restrictions shall extend for a period of twenty (20) years from the date hereof and shall be enforceable at law or in equity by Declarant or its successors.

[SIGNATURES ON FOLLOAING PAGE]

IN WITNESS WHEREOF, the Declarant has caused this Covenant to be duly executed and delivered as of the date first written above.

SIGNED, sealed and delivered
in the presence of:

CAULDRICK LAND AND TIMBER, LLC, a South
Carolina limited liability company

First Witness
Print Name: _____

By: _____ (SEAL)
Name: David Jenkins Patrick, Member/Manager
Jenks, Inc. Realty

Second Witness
Print Name: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____)

ACKNOWLEDGMENT

I, the undersigned notary public, hereby certify that David Jenkins Patrick, Member/Manager of Cauldrick Land and Timber, LLC, personally came before me this day and acknowledged the execution of the foregoing instrument as such company's act and deed.

WITNESS my hand and notarial stamp or seal, this _____ day of _____, 2024.

NOTARY PUBLIC for South Carolina
My Commission Expires: _____

(SEAL)

SCHEDULE "A"

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Anderson, being shown and designated as Tracts "A", "B", "C", "D" and "E", on that certain plat entitled "Survey for Cauldrick Land and Timber, LLC", prepared by Pioneer Surveying, dated January 16, 2024 and recorded in the Office of the Register of Deeds for Anderson County in Plat Slide S3147 at Page 7, and having the metes and bounds, courses and distances as upon said plat appear.

This is the same property conveyed unto Cauldrick Land and Timber, LLC by deed of David Chad Riddle dated January 31, 2024 and recorded on February 21, 2024 in the Office of the Register of Deeds for Anderson County in Deed Book 17220 at Page 125.