

1. Property shall be used for agricultural or residential purposes only.
2. All residential structures must contain a minimum of 1500 square feet of heated floor space, exclusive of garages, porches and carports.
3. Mobile homes are prohibited on said property. "Mobile Home" means a trailer or structure transportable in one (1) or more sections, which is built and/or transported on a chassis and designed to be used as a dwelling, with or without permanent foundation, when connected to the required utilities.
4. All septic tanks must meet South Carolina Department of Health and Environmental Control installation requirements.
5. No buildings or structures of a temporary nature such as, but not limited to shacks, garages, tents or campers shall be used for permanent residential occupancy.
6. No tract shall be further subdivided in a manner that results in a sub-parcel of less than 7 acres of land and only a single primary dwelling shall be allowed on any 7-acre sub-parcel.
7. No commercial poultry, swine or goat farming shall be allowed.
8. Junk or salvage automobiles are not to be placed or allowed to remain on the property.
9. Except for open-air wood constructed pole barns, houses, barns and outbuildings shall be constructed in a workmanlike manner and shall be completely finished and enclosed on the exterior with quality construction-grade materials. In no case shall concrete block be exposed and if used for foundation or any wall.
10. No manufacturing or production activities are permitted. No noxious or offensive trade or activity shall be carried on nor shall anything be done thereon tending to cause danger, embarrassment, discomfort, annoyance, or nuisance to the neighborhood. There shall not be maintained any plants, animals, device or thing of any sort whose numbers, normal activities or existence is in any way noxious, dangerous, unsightly or unpleasant that may diminish or destroy the enjoyment of other property in the neighborhood.
11. No specific time limit is placed from the date of sale for construction of a dwelling to begin. However, prior to the construction of a permanent dwelling, the Property Owner shall maintain the lot in an aesthetically pleasing condition. No debris, rubbish, vegetation waste, etc. shall be allowed to accumulate and grass shall be mowed when needed.
12. No damming of Bethlehem creek to form ponds is permitted. Ponds created through natural drainage or other means within property boundaries is permitted, following state and local regulations.