



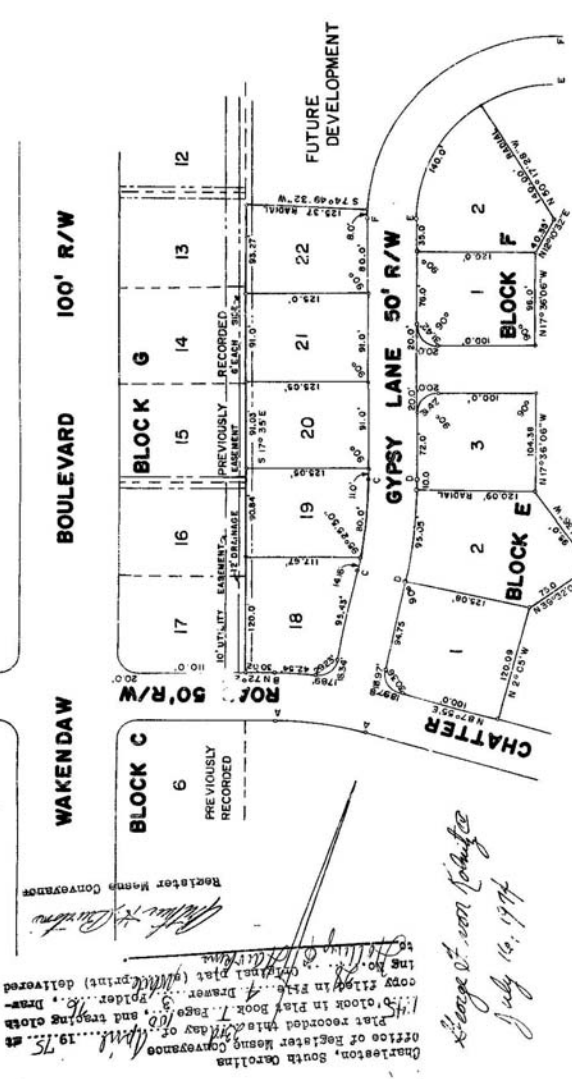
# Wakendaw Lakes Restrictive Covenants

## Street's Covered

Chatter Road (In Part)  
Gypsy Lane  
Nomad Lane

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CURVE	A	D	T	L	Δ
A - A	15° 30'	167.34'	45.60'	92.63'	342.40'
B - B	15° 30'	14.60'	53.40'	106.15'	392.40'
C - C	12° 28' 44"	13.252'	47.27'	94.16'	432.34'
D - D	12° 28' 44"	11.879'	52.73'	105.05'	482.34'
E - E	90° 00'	40.926'	140.00'	219.91'	140.00'
F - F	90° 00'	30.156'	190.00'	298.45'	190.00'

**WAKENDAW LAKES**  
**TOWN OF MT. PLEASANT, S.C.**  
 PLAT OF LOTS 18-22 BLOCK G, 1-3 BLOCK E & LOTS 1-2 BLOCK F  
 SCALE 1" = 100'  
 JUNE 18, 1974

**E. M. SEABROOK, JR., INC.**  
 ENGINEERS - SURVEYORS - PLANNERS

- NOTES:
1. ALL CORNERS MARKED WITH PIPES.
  2. ALL CURVE MEASUREMENTS ARE ARC LENGTHS.
  3. ACREAGE = 3.57 ACRES.
  4. OWNED BY WAKENDAW COMPANY A LIMITED PARTNERSHIP.
  5. ALL CORNER RADII ARE 20'.



*E. M. Seabrook, Jr.*  
 E. M. SEABROOK, JR.  
 CIVIL ENGINEER & LAND SURVEYOR  
 S.C. Reg. No. 1575

Office of Registrar Meeting Conveyance  
 Charleston, South Carolina  
 1975  
 plat recorded this day of July 1974  
 in Book 3106 Page 379  
 and tracing cloth  
 copy filed in Plat Book 3106  
 in File 100  
 Original plat (with prints) delivered  
 to the Registrar  
 Registrar Meeting Conveyance  
 Charles E. Seabrook, Jr.

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more than three cars, and other buildings incidental to residential use. No servants quarters or rental units shall be erected or maintained in, over, or alongside the other building.

5. All buildings shall be located on lots in accordance with the zoning ordinance of the Town of Mt. Pleasant, South Carolina.

6. The lots subject to the within restrictions shall not be divided, nor shall less than the whole of any one lot be sold or conveyed unless subdivided into two portions, which portions shall be owned by or conveyed to the respective owners of the two adjoining lots on each side, so as to become parts thereof.

7. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighbors.

8. No trailer, basement, tent, garage, or other structure erected or placed on any lot shall be used at any time as a residence, temporarily or permanently. No building shall be occupied or made use of any lot unless absolutely completed, nor shall it be occupied as living quarters while the dwelling house is under construction or prior thereto.

9.

a. No hedge over thirty (30") inches high, nor any fence, coping or wall shall be erected;

i. With respect to a corner lot, on any part of the area between the front building line and both streets, or on any part of the lot within twenty (20') feet either street;

ii. With respect to any other lot, between the front building line and the street.

b. No fence, coping or wall shall be erected:

i. In areas described in (A)(i) and (ii) above;

ii. In areas not covered by (A)(i) and (ii) above, the height of any fence shall not be over five (5') feet.

10. The same materials utilized for the exterior and roof of any residence shall also be used for any garage or other structures on the premises.

11. No dwelling shall be permitted on any lot containing less than fifteen hundred (1500') square feet overall living space, the term "overall living space" to be construed in the common usage of measurement from outside wall to outside wall.

12. No livestock or poultry shall be allowed on the lots. No stagnant water, refuse, stale garbage, abandoned automobiles, excessive parking of automobiles, trucks or other equipment, or any other unsanitary condition conducive to the breeding of mosquitoes, flies, or that may be otherwise prejudicial to public health, shall be maintained or permitted.

13. No sign boards shall be displayed except "For Rent" and "For Sale," which signs shall not exceed 2 x 3 feet in size. No more than two signs shall be displayed on one lot at the same time.

14. The subdividers are bound by no representations touching or affecting the property which are not expressly set forth herein, and touching herein contained shall be held to impose any restrictions, condition, limitation or easement upon any land of the subdividers other than the lots laid out and shown on the plat hereinabove referred to.

15. Nothing contained herein shall be construed as granting to a purchaser of any of the lots of said plat any right, title or interest of the subdividers in the remaining portion of any "marsh" for any purpose, including that of being designated as contiguous, adjacent or adjoining property owner, which right is specifically reserved by the subdividers.

16. All lots shall be kept clean, cut and free of debris prior to construction of a residence and/or during the construction of a residence.

17. No person shall spend more than one (1) year in the construction of any house.

18. All papers and instruments required to be filed with or submitted to the subdividers shall be delivered personally or sent by Registered Mail to WAKENDAW COMPANY, A LIMITED PARTNERSHIP, at 141 East Bay Street, Charleston, South Carolina 29401.

19. Each resident will be assessed a proportional monthly charge for street lighting service, as prescribed by the South Carolina Public Service Commission.

20. The subdivider reserves the right to amend these restrictions to orders with any rules or regulations of any Federal or State agency having jurisdiction over the sale of real property.

STATE OF SOUTH CAROLINA        )  
  )  
COUNTY OF CHARLESTON        )                    AMENDMENT TO RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that the restrictions recorded in the R.M.C. Office for Charleston County in Book O106, Page 385 relating to the portion of the subdivision known as “Wakendaw Lakes” delineated on plats made by E.M. Seabrook, Jr., Inc., R.L.S. and C.E., dated June 18, 1974, recorded April 23, 1975, in Plat Book T, Page 100, and dated January 16, 1975, recorded April 23, 1975, in Plat Book T, Page 91, R.M.C. Office for Charleston County, South Carolina, are hereby amended to change paragraph 11 and add paragraph 21, as follows:

16.       No dwelling shall be permitted on any lot containing less than fifteen hundred (1500’) square feet overall living space, excluding room or rooms over garage, whether finished or unfinished; the term “overall living space” to be construed in the common usage of measurement from outside wall to outside wall.

21.       No building, fence wall or other structure shall be commenced or erected on a lot, nor shall any exterior addition be made until the plans and specifications showing the nature, kind, shape, height, materials, location and living area of the same shall have been submitted to the Architectural Review Committee of the Wakendaw Lakes Civic Association at P.O. Box 94, Mt. Pleasant, S.C. 29464, and approved in writing. In the event the Architectural Review Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted, approval will not be required. The Architectural Review Committee shall be appointed by the Wakendaw Lakes Civic Association and shall be composed of no less than three (3) persons who will insure an orderly development of the hereinbefore described properties in accordance with these restrictions.

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