

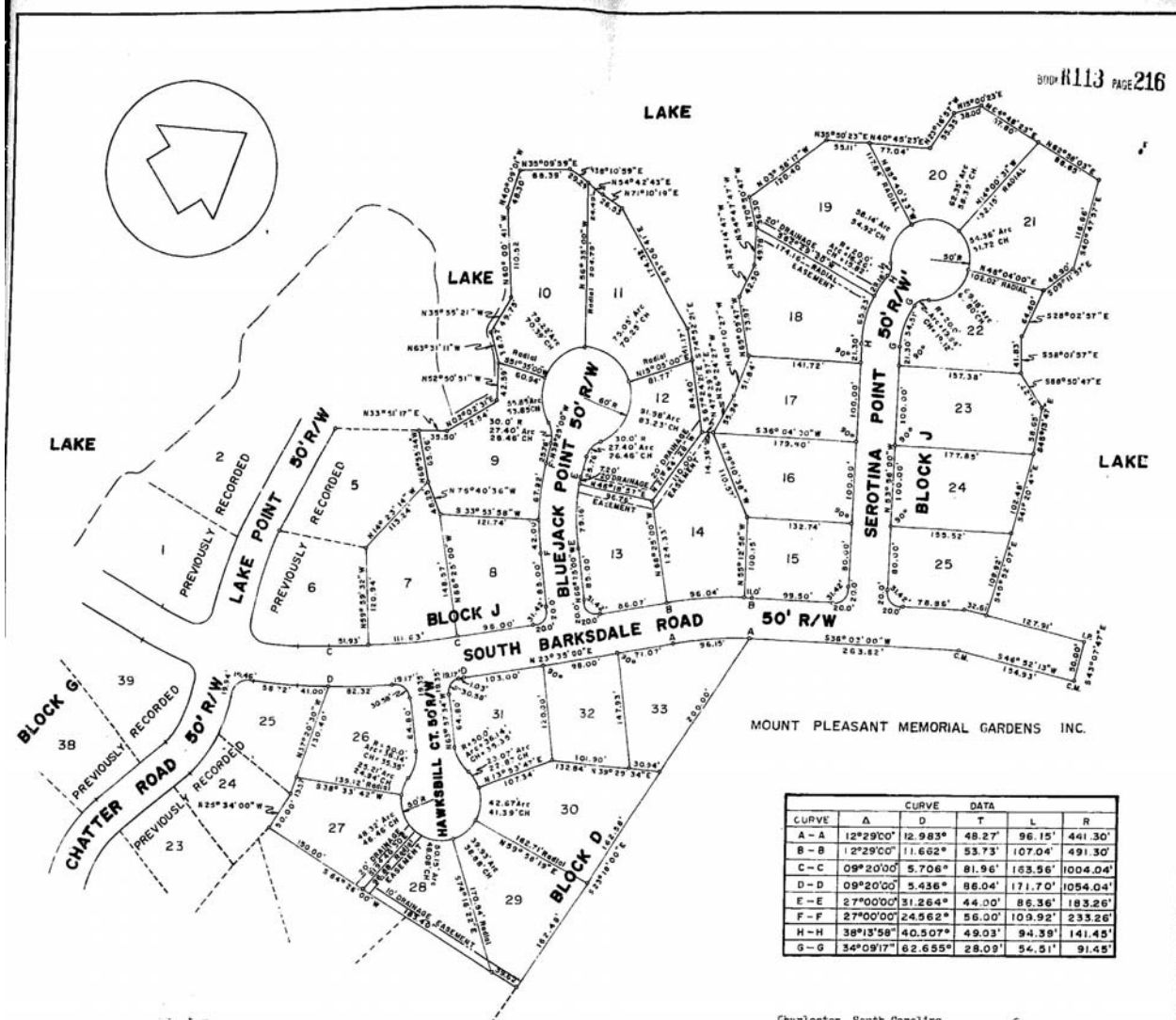


Wakendaw Lakes Restrictive Covenants

Street's Covered

Hawksbill Court
Serotina Point (in part)
South Barksdale Road (in part)

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MOUNT PLEASANT MEMORIAL GARDENS INC.

CURVE DATA					
CURVE	A	D	T	L	R
A-A	12°29'00"	12.983'	48.27'	96.15'	441.30'
B-B	1°22'29'00"	11.662'	53.73'	107.04'	491.30'
C-C	09°20'00"	5.706'	81.96'	163.96'	1004.04'
D-D	09°20'00"	5.436'	86.04'	171.70'	1054.04'
E-E	27°00'00"	31.264'	44.00'	86.36'	183.26'
F-F	27°00'00"	24.562'	56.00'	109.92'	233.26'
H-H	38°13'58"	40.507'	49.03'	94.39'	141.45'
G-G	34°09'17"	62.655'	28.09'	54.51'	91.45'

Charleston, South Carolina
 Office of Register Messrs Conveyance
 Plat recorded this 2nd day of Sept. 1977 at
 4:50 o'clock in Plat Book A Page 23, and tracing cloth
 copy filed in File 2, Drawer 2, Folder 18. Drawing
 No. 17. Original plat (print) delivered
 to Hawkins & Morris.

Arthur H. Denton
 Register Messrs Conveyance

**WAKENDAW LAKES
 TOWN OF MT. PLEASANT, S.C.**

PLAT OF LOTS 26-33 BLOCK D, AND LOTS 7-25
 BLOCK J,
 SCALE 1" = 100'

SEPT. 2, 1977



I, E.M. SEABROOK, JR., a Registered Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary markers have been installed and the precision is 1/3000.

E.M. Seabrook Jr.
 E.M. SEABROOK, JR.
 CIVIL ENGINEER & LAND SURVEYOR
 S.C. Reg. No. 1375

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

- NOTES:
1. ALL LOT CORNERS MARKED WITH PIPES UNLESS NOTED.
 2. OWNED BY WAKENDAW COMPANY, A LIMITED PARTNERSHIP.
 3. ACREAGE = 13.291 AC.
 4. ALL CURVE DISTANCES ARE ARC LENGTHS.
 5. ALL CORNER RADII ARE 20'.

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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 eighteen hundred (1800) square feet overall living space, exclusive of any room over the garage, for a one-story dwelling or less than two-thousand (2,000) square feet overall living space inclusive of any room over the garage for a dwelling of two-stories or more. 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 subdivider is 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 subdivider.

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.