

RESTRICTIONS AS TO USE AND OCCUPANCY AFFECTING ALL LOTS IN SEA PINES

1. All lots are reserved for residential dwelling homes only. Business activities on residential lots are limited to conferences only.
2. Only single-family dwellings may be constructed on lots of less than 12,000 square feet, not to exceed two stories in height, and shall be not less than 1,000 square feet enclosed area per level, exclusive of porches, carports or garages. The ground floor of any two-story structure must be enclosed, except for porch or carport.
3. Two-family dwellings of 1,000 square feet enclosed area per level, or more, may be constructed on lots of 12,000 square feet minimum; provided, however, said structure is located within the center two-thirds of any lot.
4. At least fifteen(15) days prior to the commencement of construction Plans and Specifications for the construction of dwellings and pump enclosures (including any future connected additions to dwellings), together with plot plan showing the location of structures, shall be submitted to Sea Pines Agent for inspection, approval and filling. Approval shall not be unreasonably withheld.
5. All dwellings, including porches, carports or garages, shall be constructed of new and durable material and must be reasonably maintained.
6. All dwellings shall have inside sanitary facilities (including tub or shower) and shall, prior to occupancy, be connected to a State approved well located within five (5) feet of street side lot line, and to a State approved septic system located entirely within (60) feet of rear lot line. Both the well and septic system must comply with State and County Sanitary codes, and must be separated by at least fifty (50) feet.
7. Garages may not erected prior to the construction of a dwelling, and if building simultaneously with or subsequent to the construction of the dwelling, it shall be constructed of the same kind or type of materials as the dwelling and shall be substantial and conform architecturally with the dwelling.
8. No dwelling, or parts thereof, shall be erected nearer than seven and one-half (1/2) feet of a side lot line, nor nearer than twenty (20) feet from street lot line.
9. In the construction of the dwellings or other structures, exterior use of corrugated or "V" crimp metal, pulp, tar paper, or asphalt composition is prohibited (asphalt shingles on roof excepted). Exteriors must be completed and painted with 120 days of commencement of construction. All workmanship shall be equal to the best practices of modern local area building contractors.
10. Trailers, tents, garages, or other outbuildings erected or placed upon any lot, shall not be used as a residence, either temporarily or permanently. No outbuildings shall be erected upon any lot, except a garage for not more than two (2) cars.
11. No dwelling shall be moved onto any lot without the written consent and approval of Sea Pines Agent.
12. Driveways, approved fences, and hedges (no higher than eight feet) may touch on lot line.
13. No used materials or barbed wire or chicken wire may be used for the erection of a fence, and all fence posts shall be symmetrical and uniform in size and shape.
14. Electric service entrances and clothes line posts must be of galvanized pipe only. Clothes lines may be placed within the rear 60 feet on lot, but no closer than ten (10) feet of rear and side lot lines. Laundry hung in carports is prohibited.
15. Manufactured mail boxes having metal stands, may be placed in street right-of-way, but no closer than eight (8) feet of paving.
16. Burning of trash or garbage is prohibited on any lot. Refuse cans or receptacles and pumps shall be concealed within suitable structures.

17. No building on any lot shall contain more than 2,000 square feet under roof. Exteriors of dwellings, all structures, lawns, shrubs or other improvements to lots of any nature what so ever, shall be reasonably maintained. No trash or clippings shall be placed in waterways.
18. Lots shall be kept clear of debris, be reasonably maintained, and shall not be used for visible storage of any materials or appliances of any nature. Only vehicles may be stored in open carports.
19. A condition of occupancy is that residents will subscribe to at least one (1) garbage collection per week, by a franchised trash collector in the absence of a government operated service.
20. No health hazards or mosquito breeding attractions shall be permitted. When a drain is altered by filling or constructing walkways or driveways, the builder/owner will provide the necessary tile, culvert, and /or grading to prevent slow-down of drainage or unsightly ponding.
21. No more than one (1) professionally painted sign of 4 square feet or less noting subject real property for sale or rent shall be permitted. (Builder's signs accepted during construction and sale period).
22. The design of docks and seawalls shall be submitted for approval as provided in paragraph 3 hereof seawalls shall follow lot line. Docks may extend no more than six (6) feet past mean low water line.
23. Tents, house trailers, campers, coaches, motor homes, trucks larger than $\frac{3}{4}$ ton, are prohibited from being placed, parked or stored upon any lot or in the street right-of-way, temporarily or permanently, except for the moving in or out of furniture from the dwelling on said lots. Any of the above items that can be stored under cover unoccupied, is permissible.'
24. No more than two vehicles may be parked on any lot on which a residence is located. Such vehicles are limited to operable, currently licensed automobiles or trucks of not more than $\frac{3}{4}$ ton capacity, or currently licensed utility trailers. No more than one boat may be visibly stored on any such lot. No vehicles or boats may be parked or stored on any lot unless such lot be an integrally landscaped portion of a yard consisting of such lot and a contiguous lot upon which a residence is located. No vehicle, trailer or boat of any type or nature what so ever, may be parked or stored on any lot unless the title to such vehicle, boat or trailer be in the name of the owner of record of the lot. Only one (1) such vehicle, boat or trailer for each 30 feet of street frontage in excess of the lot upon which a residence is located owned by the lot owner, may be parked or stored on such a vacant lot that is an integrally landscaped portion of such a yard, and in no event shall more than one (1) boat or boat trailer for each 120 feet of street frontage owned by any particular owner be parked or stored by any such owner.
25. No animals (except dogs, cats, or household pet birds) shall be permitted on any lot, including fowl, poultry, livestock, or reptiles: nor may any animal be kept, boarded, impounded, or enclosed on any lot for breeding or maintained for commercial purposes, including cats, dogs, or pet birds. Pets shall be leashed when off owner's property.
26. No continuing conditions shall be permitted which are noisome, odiferous, unsightly, smoky, dusty, unsafe, illegal, immoral, or offensive to the reasonable man.
27. 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 neighborhood.
28. No outside storage or display except boats and boat trailers shall be permitted behind suitable walls.
29. The Sub-divider, JIM HODNETT, INC., reserves the right to make reasonable modifications, clarifications, and interpretations of the restrictions.
30. These restrictions may be enforced by any individual lot owner, or by the Sub-divider. In the event any lot owner fails to comply with the foregoing restrictions and costs are involved in correcting the infraction, a lien against the property may be taken for reasonable costs incurred for the correction of the infraction by the party expending such cost, including attorney fees.

31. SEA PINES may from time to time, appoint or cancel the appointment of its Agent and shall notify buyers of such by depositing notice of same in any mail depository, giving ten (10) days notice of any changes. Until further notice, SEA PINES Agent is: Ernest Reed-7502 Yachtsman-Hudson, Fl.
32. Any structure damaged by fire, storm, or any causes shall be removed or repaired to pre-disaster condition within 120 days of damage.
33. No lot may be used as a roadway or be dedicated as a public road without the written consent and approval of SEA PINES Agent.
34. No lot shall be filled or raised to an extent that drainage or appearances of other lots are adversely affected.
35. The foregoing restrictions shall run with the land and are imposed on and intended to benefit and burden every parcel of land in said subdivision, and shall be in effect until 1990 and shall automatically run another 25 years unless a majority of lot owners vote for a change and an instrument signed by the majority is recorded. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.
36. No deliveries of any type or nature what so ever, except the delivery of concrete products and the delivery of household furniture and furnishings by moving vans may be made to any lot by any vehicle having more than two axles.