**Article VII**

**Use Restrictions**

 **Section 1. “Prior Restrictions”. All Use Restrictions contained herein are in addition to those Use Restrictions as contained in the Declaration.**

 **Section 2. “Building Restrictions”. No structures shall be erected, altered, placed or permitted to remain on any of the Lots as shown on the plat other than One (1) single family dwelling of not less than One Thousand Two Hundred (1,200) square feet of heated space exclusive of porches, garages and decks. Said dwelling shall not exceed two (2) stories in height above ground level, and the bottom of the first floor shall not be greater than Five (5) feet above the finished ground level without express Declarant approval. No dwelling shall be utilized for any activity normally conducted as a business. Each parcel shall have off street parking for the number of vehicles regularly parked there but not less than two (2) parking spaces.**

 **Section 3. “Signage”. No “for sale” or “for rent” sign boards shall be displayed on any lot or house, unless approved by the Association’s Board of Directors. This section does not apply to the Declarant.**

 **Section 4. “Mailboxes”. CENTEX shall determine the location, color, size, design, lettering, house numbers, and all other particulars of all mail or paper delivery boxes, and standards and brackets and name signs for such boxes in order that the area may**

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**be strictly uniform in appearance with respect thereto.**

 **Section 5. “Trash Pickup”. Each lot Owner shall provide garbage receptacles or a roll out garbage rack of a type approved by
CENTEX or the Association which shall be visible from streets on garbage pick up days only. No garbage or trash incinerators shall be permitted upon premises.**

 **Section 6. “Vehicle and Storage Restrictions”. No vehicle without current inspection sticker, camper trailer recreational vehicle, motor home, bus or vehicle designated by the S. C. Highway weight of six thousand (6,000) pounds or more shall be parked overnight on any lot except in an enclosed garage. Firewood, may be stored only on that part of the lot away from the street lying beyond the front line of the house so that it is not viewable from any street. No automobile, other vehicle(s), motorcycle(s), or other similar items shall be repaired or placed “on blocks” or stands except in an enclosed garage. Bicycles, motorcycles oro other items have to be stored in house or garage.**

 **Section 7. “Clotheslines”. No clothesline shall be located upon the lot.**

 **Section 8. “Yard Ornaments”. No furniture, bird baths, statutes, etc. shall be permitted or placed in the front yard of the Parcels and/or Lots except as approved by the CENTEX.**

**buildings and other structures must be completed within six (6) months after the construction of same shall have commenced, except where such completion is impossible or would result in great hardship to the Owner or builder due to strikes, fires, national emergency or natural calamities. No structure may be temporarily or permanently occupied until the exterior thereof has been**

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**Completed, and the Certificate of Occupancy ha een issued by Georgetown County or appropriate governmental authority.**

 **Section 10. “Fences and Walls”. All walls and fences must be approved by the Architectural Review Board in accordance with the guidelines in existence. Generally, fences are to be located to the rear of the dwelling, not to enclose the entire yard, be of the same materials as the main dwelling and relate architecturally to the main dwelling. No fences are to be constructed on the golf course fairway lots unless otherwise approved by the Architectural Review Board. The construction side of all fences shall face the interior of the lot. No chain link fences shall be allowed. Fences shall not exceed six feet in height.**

 **Section 11. “Setbacks”. The setback lines foe each lot shall be determined by the CENTEX pursuant to the Plat and to any individual plat recorded for each lot.**

 **Section 12. “Fences and Shrubbery Height”. No fence, wall, hedge or shrub planting shall be placed or permitted on the front yard, unless approved by the CENTEX or Architectural Review Committee.**

 **Section 13. “Trees”. Except as to development or construction by CENTEX or original builder, or as may be approved by the Declarant, no tree four (4) inches in diameter at any location on said tree or ten (10) feet in height shall bee cut, removed or intentionally damaged on any Lot unless first approved by CENTEX.**

 **Section 14. “Pools”. Outdoor swimming pools, hot tubs, jacuzzi, and other similar facilities may be located on a lot only after CENTEX, or the Architectural Review Committee, approves said facility, and same shall be screened and fenced. All such improvements shall be subject to approval of and compliance with**

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**all governmental laws and regulations.**

 **Section 15. “Parking”. Vehicles shall not be parked anywhere in the Project except wholly within garages and Parking Areas. No vehicles shall be parked in driveways unless the length of the driveway is sufficient to hold the entire vehicle, and in no even sh Deall vehicles be parked in such manner as to inhibit or block access to Residences, garage, or Parking Area. All Parking Areas shall be used solely for the parking and storage of motor vehicles used for personal transportation. No boat, trailer, camper, motorcycle, golf cart, commercial vehicle, mobile home, other recreational vehicle or dilapidated vehicle shall be parked or stored in any Parking Area. Garage doors shall remain closed except when the garage is in use. No part of the Common Area shall be used for repair, construction or reconstruction of any vehicle, boat, or any other item or thing except in an emergency. As long as applicable ordinances and laws are observed, the Association may cause the removal of any vehicle which is in violation of this Declaration.**

 **Section 16. “Use of Outbuildings”. No structure of a temporary nature, unless approved in writing by the Architectural Review Board; shall be erected or allowed to remain on any lot, and no trailer, tent garage or other similar structure shall be used as a residence, either temporarily or permanently; provided, however, this paragraph shall not prohibit the Developer from using sheds, trailers or other temporary structures during construction.**

 **Section 17. “Animals”. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for a commercial purpose. Such household pets must not constitute a nuisance or cause unsanitary conditions. Such household pets shall be maintained upon the owner’s lot and it shall be considered a nuisance if such pet is allowed to go upon**

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**another’s lot or to be upon the streets unless under leash or carried by owner.**