

STATE OF SOUTH CAROLINA

RESTRICTIONS

COUNTY OF LEXINGTON

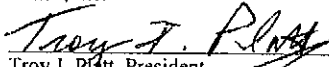
It is hereby declared that the Covenants, Conditions, and Restrictions as set forth below are hereby imposed upon all lots hereinafter designated.

1. The property is restricted to one single family home per lot with a minimum of 1200 heated square feet. Only off frame modular homes and system built homes, that are architecturally approved by the developer will be allowed, along with site built homes. No trailers, mobile homes, manufactured homes or on frame modular homes are allowed. Location or placement of all homes must be approved by developer.
2. Subject property shall not be subdivided, and its size, shape, or dimensions shall not be changed in any way, except by and with the written consent and approval of the grantors.
3. Property shall not be used for any other use other than private residential purposes of one family, except by and with the written consent and approval of the grantors. No structure of a temporary nature shall be erected or allowed to remain on any lot, and no trailer, camper, shack, on-frame modular home, tent, barn or other structure of similar nature shall be used as a residence either temporarily or permanently, provided, this shall not be construed to prevent those engaged in construction from using temporary structures during construction.
4. Exterior of home shall be kept in good and presentable condition and premises kept free of trash, debris, and any unsightly manner.
5. No unlicensed, inoperable vehicle shall be permitted on property.
6. No noxious or offensive activity of any kind shall be had or done upon any lot and nothing shall be had or done thereon which constitutes or becomes an annoyance or nuisance to the neighborhood. Nothing shall be done or allowed and no situation shall be permitted on any lot which shall constitute, cause or become a nuisance or otherwise detract from the desirability of the neighborhood as a residential section.
7. No commercial livestock, or poultry, of any kind may be raised, bred, kept or permitted on any lot, with the exception of dogs, cats, horses or other usual and common household pets. Any and all problems created by animals should be reported to the proper State and/or County authorities.
8. All sewage disposal shall be by septic tank, which the grantee shall keep in good condition and maintain in a manner satisfactory to and meeting the approval of the State Board of Health, except where a public sewage system is provided the same shall be used and the users thereof shall pay such annual sewage service charge and sewage tap fees as prescribed by the South Carolina Public Service Commission.
9. If the grantee, violates, or attempts or indicates an intention to violate any of the obligations, agreements, terms, conditions, provisions covenants, or restrictions hereinabove or below mentioned or referred to, the grantors shall have the right to restrain and prevent any and all such violations by and proper legal proceedings in law or equity, or to recover damages or the dues form the grantee for each such violation, or do both.
10. These covenants, conditions, and restrictions shall be appurtenant to and run with the land and shall be binding on all parties claiming under them until the 1st day of January 2019 at which time the said covenants shall be automatically extended for successive periods of ten (10) years unless the grantor agree to change the said covenants in whole or in part. It is understood and agreed that these covenants, conditions, and restrictions are for the benefit of the grantor, its successors and assigns, and that the grantor shall have the right to modify, release or terminate said covenants in whole or in part at any time.
11. These restrictions apply only to Sunset Forest Subdivision, as shown on a plat prepared of Sunset Forest Subdivision, surveyed by Douglas E. Platt, Sr. dated 02/26/2009, and recorded in the Lexington County RMC Office plat _____ page _____.

IN WITNESS WHEREOF, Troy J. Platt and Ronald J. Swearingen, as corporate officers of Matek, Inc., have signed, sealed and affixed their seal hereto this _____ day of March, 2009.

WITNESSES:

Matek, Inc.


 Troy J. Platt, President


 Ronald J. Swearingen, Vice President