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STATE OF SOUTH CAROLINA )  
COUNTY OF OCONEE )

EASEMENTS AND PROTECTIVE COVENANTS  
AND RESTRICTIONS  
TAMASSEE WOODS

RECORDED  
ROY D. WARDEN  
MAR 11 1980  
CLERK OF COURT  
OCONEE COUNTY, S. C.

WHEREAS, Donald L. Rima and Ethel H. Rima are the owners of a tract of land which they desire to develop and have caused said tract to be subdivided into a subdivision known as TAMASSEE WOODS. Reference is invited to a plat thereof prepared by Wayne R. Garland, Landmark Surveys, dated September 8, 1978, recorded in Plat Book P. 42, page 151 in the office of the Clerk of Court for Oconee County.

NOW, THEREFORE, in consideration of the foregoing and benefits flowing to the present and future owners of said lots, Donald L. Rima and Ethel H. Rima do hereby impose the following protective and/or restrictive covenants on all of said lots.

1. No alcoholic liquors, wine, beer or other ardent spirits may be manufactured or sold on the premises.
2. No lot or tract may be used for commercial enterprise of any nature, nor as the office of any commercial enterprise, nor shall any trailer or mobile home be allowed on any lot, except for temporary dwelling of one year (12 months) while home is being constructed.
3. No unsanitary, offensive or unsightly condition arising or growing out of any cause whatsoever shall be maintained, licensed or suffered to exist on said property.
4. No owner nor any other person may do anything which may distract or destroy the land, taking away its natural environmental appeal.
5. All drainage created by any building or improvement on the land shall not create erosion of any nature which will affect adjacent property, roads, pastures, or any stream. Water shall not be discharged in pipes or ditches on any adjoining property, in roads or in any stream.
6. No stream may be obstructed, diverted or contaminated.



7. Any land cleared for any purpose will not be left bare of grass or trees. Any debris from clearing shall be removed from the property or buried.

8. No property may be re-subdivided into smaller tracts of less than one acre.

9. No apartment or other multiple family dwelling may be constructed on said property.

10. Sewerage shall be disposed of in a manner approved by the South Carolina Department of Health and Environmental Control or governmental agency required by law to approve sewage treatment and MUST NOT contaminate any spring, well or stream.

11. Storage buildings must be constructed from the same or compatible material as the dwelling. No inoperable automobile shall be stored on any lot for more than thirty (30) days unless said automobile is wholly contained within a building. All materials stored on any property shall be located in an area which shall not be unsightly.

12. Homes of one level must have a minimum living area of 1200 square feet; two levels, 1700 square feet. Foundations of all homes shall be constructed of material which is compatible with the upper portions of the house.

13. No livestock other than horses or cattle shall be kept on the property. Dogs other than those used as house pets shall be penned. In no event shall any dog which constitutes a nuisance be kept on any lot. No horses or cattle shall be kept on any lot less than two acres and not more than one horse or cattle may be quartered than one per two acres of property fenced. Any animal maintained shall be penned or fenced. Any barn shall be located at least fifty (50) feet from any lot line and shall be constructed in materials compatible with the dwelling.

14. No noxious or offensive activity shall be conducted on any property and no activity shall be conducted that will cause any disturbance to any adjoining property owner in any manner whatsoever.

15. An easement of 15 feet along all property lines is hereby reserved for location of utilities, and in addition, an easement of

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15 feet shall be reserved across any lot for the purpose of a sewer easement to serve other property; provided, however, that the location of such easement shall be approved by the owner of the lot, which consent shall not be unreasonably withheld. No home shall be constructed within 50 feet of any front or back line or within 30 feet of any side line.

16. No dangerous condition shall be permitted to exist on any lot.

These covenants shall run with the land and shall be binding upon all purchasers of lots or tracts described or persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part. The Restrictive Covenants (not easements) may be amended at any time by written recorded agreement of ninety (90) per cent of the then owners.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages any such action may be brought by the undersigned or by other lot owners within the building scheme.

Invalidation of any one of these covenants by judgment or Court Order shall in no wise affect any other provision which shall remain in full force and effect.

IN WITNESS WHEREOF, Donald L. Rima and Ethel H. Rima have hereunto set their hands and seals this 17th day of October, 1978.

In the presence of:

Jewel D. Price  
L. Howard Smith

Donald L. Rima (SEAL)  
DONALD L. RIMA  
Ethel H. Rima (SEAL)  
ETHEL H. RIMA



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STATE OF SOUTH CAROLINA )  
COUNTY OF OCONEE ) PROBATE

PERSONALLY appeared before me Jewel D. Price  
and made oath that she saw the within named DONALD L. RIMA and ETHEL  
H. RIMA sign, seal and as their act and deed, deliver the within  
written agreement, and that she, with Howard G. Pettit, Jr.  
witnessed the execution thereof.

Sworn to before me this 18th  
day of October, 1978.

*Jewel D. Price*

*Howard G. Pettit, Jr.* (L.S.)  
Notary Public of South Carolina  
My commission expires 12-15-80

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