

3645

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF EDGEFIELD )

AMENDMENTS TO  
RESTRICTIVE COVENANTS OF  
CURRYTOWNE STATION SUBDIVISION

WHEREAS, Currytowne Associates, a Partnership, developed certain lands situate in Edgefield County, South Carolina, as shown upon a certain plat of Currytowne Station Subdivision as made by William H. McKie, dated November 30, 1987, as may have been thereafter amended, the initial plat having been recorded in the Office of the Clerk of Court for Edgefield County, South Carolina, in Plat Book 29, at page 193; and

WHEREAS, Restrictive Covenants were imposed by the Partnership as set forth in an instrument dated April 11, 1988, which was duly recorded in the Office of the Clerk of Court for Edgefield County in Book 381, at page 182; and

WHEREAS, Paragraph 24 specifically provided that the Architectural Control Committee for Currytowne as provided for in the restrictive covenants has the right and power to alter, amend, add to, or cancel any restrictive covenant; and

WHEREAS, the Architectural Control Committee has determined to add to the covenants, now, therefore,

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the premises and the benefits derived or to be derived therefrom by all lot or property owners in Currytowne Station Subdivision, the following is declared and promulgated as additional restrictive covenants, to wit:

25. DWELLING SIZE, CHARACTER AND QUALITY. All residences constructed on any lot shall be permanent single-family residences described in Paragraph 1 hereof; and in the case of a one-story residence, the minimum dwelling floor area, exclusive of porches, shall not be less than 2000 square feet of finished and heated living area. A two story house shall have at least 2000 square feet of finished, heated living floor area, exclusive of porches, attached garages, carports, and other auxiliary areas. In approving any two-story, one and one-half story, split level house, the ACC will require that the top stories of houses be constructed in accordance with conventional design standards. It is the intention and purpose of these covenants to assure that all dwellings shall be consistent in quality of materials and workmanship substantially the same or better than that which can be produced on the date these covenants are recorded.

No dwelling house shall be constructed so as to contain a carport with an open entrance facing a street. An enclosed garage with an entrance facing a street shall be acceptable provided such garage is equipped with doors adequate to render the interior of the garage out of the public view.

No mobile homes, modular homes, manufactured homes, prefabricated homes or log homes of any kind or nature shall be placed on any lot in the subdivision, whether or not (i) it is the intention of the owner to physically annex the home to the land by placing it on a permanent foundation of some type, (ii) the running gear, wheel assembly and towing tongue are removed, (iii) the home is taxed as real estate, and/or (iv) the title is "surrendered" or "de-titled" through the Department of Motor Vehicles. This includes, but is not limited to, any home that is built on a chassis or which may be "titled" in any manner other than by statutory deed, or any home which may be defined in §§ 12-43-230, 23-43-20(5), 40-29-20, 56-1-10, 56-19-210, 36-9-203, 31-17-320, Code of Laws of South Carolina, 1976, as amended (or their successor provisions).

*9:50am 10/26/98*

EDGEFIELD COUNTY  
CLERK OF COURT  
ALLEN H. DUNN

26. SIGNS. "For Sale" signs must have the Currytowne logo printed on them. No "For Sale" signs may be placed at the entrance of the subdivision. Open House signs may be placed at the entrance of the subdivision only on the day of the Open House and must be promptly removed at the end of that day.

WHEREFORE, all other Restrictive Covenants shall remain in full force and effect as are not inconsistent with these amendments or additions.

IN ADDITION, attached hereto and incorporated herein as Exhibit "A" the current Architectural Control Committee Guidelines, effective April 2, 1996; Currytowne Station Subdivision General Rules; Submission to Architectural Control Committee; and Application to the Architectural Control Committee; all of which is subject to change without notice but is included herein as a general guideline.

WITNESS the hands and seals of the Architectural Control Committee this 23 day of October, 1998.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness  
[Signature]  
Witness

[Signature]  
Dan Dent  
[Signature]  
Tim Campbell  
[Signature]  
Ricky Medlin  
[Signature]  
Mike Mullan  
[Signature]  
Michelle Wheeler

STATE OF SOUTH CAROLINA     }  
  }     PROBATE  
COUNTY OF EDGEFIELD         }

PERSONALLY APPEARED BEFORE ME, the undersigned and made oath that s/he saw the within-named Architectural Control Committee members, sign, seal, and as their act and deed, deliver the within Amendments for the uses and purposes therein mentioned, and that s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO AND SUBSCRIBED TO BEFORE ME  
This 23 day of October 1998.  
[Signature]  
Notary Public for South Carolina  
My Commission Expires: 4/6/2002

[Signature]  
Deponent

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES - APRIL 02, 1996  
BOOK 008 PAGE 0075

1. **PURPOSE** - In order to establish and preserve a harmonious and aesthetically pleasing design for Currytowne Station subdivision, and to protect and promote the value of the subdivision, lots, dwellings, and all improvements located therein or thereon shall be subject to the restrictions set forth in this document. Every grantee of any interest in Currytowne Station, by acceptance of a deed or other conveyance of such interest, agrees to be bound by the provisions of the document.
2. **ARCHITECTURAL CONTROL COMMITTEE** - The Architectural Control Committee is established under recorded Covenants of Currytowne Station subdivision. All applicable sections under that document will apply.
3. **PERMITTED IMPROVEMENT** - No improvements of any nature whatsoever shall be constructed, altered, added to, or maintained upon any part of Currytowne Station subdivision except such improvements as were approved by the Architectural Control Committee.
4. **CONSTRUCTION OF IMPROVEMENTS** - The Restrictive covenants for Currytowne Station, dated

11/30/87 contains body of requirements by the Architectural Control Committee. The following are items in addition to that governing document:

- a. No building of any kind shall be constructed on any lot nearer the street than the minimum setback lines on the plat of Currytowne Stations, which are forty (40) feet on the front street and forty (40) feet on the side street. The rear line of any residence or living quarters shall not exceed two-thirds (2/3) of the distance from the street right-of-way to the rear lot line. However, swimming pools and approved auxiliary buildings not to be used as dwellings may be constructed up to the rear easement line.
- b. All residences constructed on any lot shall be single family residences, not to exceed two and one-half stories in height and a private garage for not more than three (3) vehicles, and other approved structures as hereinafter provided. There will not be modular nor log structures and/or dwellings considered.
- c. Dwellings may not be temporarily or permanently occupied until a Certificate of Occupancy has been issued by Edgefield County. No temporary house, shack, tent, trailer or outbuilding shall be permitted on any lot, except for construction trailers approved by the Architectural Control Committee. During construction the Owner shall require his contractors to maintain the lot in a reasonably clean and uncluttered condition and, to the extent possible, all excess construction material, trash, and debris shall be kept within refuse containers or transported off premises.

Upon completion of construction, all equipment, tools, construction materials and debris shall be removed from the lot. Failure to comply by the builder will result in a monetary fine to be set and enforced by the Board of Directors.

- d. All improvements, including landscaping, must be completed within eight (8) months after construction has commenced. Exceptions to this time limit may be allowed in cases of hardship to the Owner or Builder due to strikes, national emergencies, fires, floods, lightning, or other casualties. In the event such completion is not accomplished within the stated time frame, the Committee shall be entitled to collect on or enforce the proper completion of any improvements.
- e. **MAINTENANCE:** In keeping with the intent of these guidelines to protect and preserve the character of Currytowne Station, maintenance will be required on dwellings, other improvements, and landscaped or open areas. Dwellings and other structures are to be kept in a reasonable state of repair to the exterior. Stucco, staining, or painting must be carried out to protect the Committee approved original plans and specifications. Any alterations or color changes from the original plans and specifications must be approved by the Committee.

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES — PAGE 2  
BOOK 608 PAGE 0076

- f. **PARKING:** Each dwelling is required to provide two (2) parking spaces. All parking must be screened from view to the greatest degree practical. At no time will overnight parking of trailered boats, campers, recreational vehicles and such be allowed on the street. Inoperable vehicles shall be removed after thirty (30) days at the owner's expense.
- g. **OTHER:** In order to promote and preserve a continuity of character in Currytowne Station, certain other restrictions will apply. These include, but are not limited to, the following:
  - 1. All mailboxes shall be consistent in location and color and shape as approved by the Committee.
  - 2. All trash receptacles must be sealed and appropriately screened from view as approved by the Committee.
  - 3. All fences must be approved by the Committee.
  - 4. No trees having a diameter of more than eight (8) inches shall be cut or removed from any area without the express consent of the Committee.
- h. **BEGINNING CONSTRUCTION WITHOUT A.C.C. APPROVAL:** Beginning any construction or improvements requiring A.C.C. approval without receiving such approval in writing and in advance will subject the owner to a fine and possible removal of the construction or improvement at the owner's expense.
- i. **APPLICATION PROCEDURE:** The following is the required procedure for applying for A.C.C. approval for any construction or improvement requiring such approval:
  - 1. Fully complete the application from which may be obtained from the secretary of the Currytowne Homeowners Association.
  - 2. Prepare the following package of materials:
    - a. Two complete sets of architectural drawings of the project.
    - b. Site plan which is to include driveway placement and size.
    - c. Site plan indicating landscaping to be accomplished.
    - d. Color samples of all proposed stains, paints, or other exterior finishes.
    - e. Sample of proposed roofing materials.
  - 3. Read and sign the "Statement of Owner or Contractor" available from the secretary of the Currytowne Homeowners Association.
  - 4. Submit the items in lines 1 through 3 to the secretary of the Currytowne Homeowners Association, and obtain a signed, dated receipt at that time. The dated receipt will be issued only upon the receiving of the completed submission form. The date issued will indicate the latest date that action will be taken by the A.C.C., which is limited to fifteen (15) days.

NOTE THAT NO REQUEST FOR A.C.C. APPROVAL WILL BE ACCEPTED UNLESS ALL REQUIRED ELEMENTS ABOVE ARE INCLUDED. THE FIFTEEN (15) DAY LIMIT FOR A.C.C ACTION WILL NOT BEGIN UNTIL A COMPLETE AND SIGNED SUBMISSION HAS BEEN RECEIVED BY THE SECRETARY OF THE CURRYTOWNE HOMEOWNERS ASSOCIATION. A DATED RECEIPT WILL BE ISSUED. NO REQUESTS FOR A.C.C. ACTION WILL BE ACCEPTED BY ANY OTHER MEMBER OF THE BOARD OTHER THAN THE SECRETARY OF THE CURRYTOWNE HOMEOWNERS ASSOCIATION.

CURRYTOWNE STATION SUBDIVISION ~~BOOK~~ 608 PAGE 0077

GENERAL RULES

1. Speed limit is 30 mph on all roads in subdivision.
2. No hunting or discharging of any rifle or pistol is allowed at any time in Currytowne Station Subdivision.
3. No non-member or guest shall be allowed to fish or use any Association facilities or recreation areas unless accompanied by the inviting member or if they have a written permission from the owner, stating the name(s) of the guest(s) and the specific date(s) guest(s) will be using Association property. Blanket passes are not acceptable.

Currytowne Station Homeowners Association  
P.O. Box 1732  
North Augusta, South Carolina 29841

BOOK 608 PAGE 0078

SUBMISSION TO ARCHITECTURAL CONTROL COMMITTEE

Statement Of Owner or Contractor:

1. I have received a copy of the ACC Guidelines dated \_\_\_\_\_ and agree to abide by these guidelines.
2. I understand that plans submitted MUST be completed as follows:
  - a. Two (2) Complete sets of architectural drawing plans of the project.
  - b. Site plan which is to include driveway plans including location and size of a single driveway. NO MORE than one (1) driveway is to be constructed or utilized.
  - c. Site plan indicating Landscaping plans.
3. I am submitting a fully completed APPLICATION form furnished by The Association including a fully complete description of materials and colors as shown on page two (2) of the Application.
4. I clearly understand that ANY changes to these submitted plans MUST be approved, in writing, by the ACC.
5. I understand that no materials submitted with this Application will be returned.
6. I understand that I will be notified of ACC action on this Application within fifteen (15) days after receipt of the COMPLETE required materials. I ALSO UNDERSTAND THAT NO INCOMPLETE APPLICATIONS WILL BE SUBMITTED TO THE ACC. THE FIFTEEN (15) DAY PERIOD FOR ACC ACTION WILL NOT BEGIN UNTIL ALL SUBMITTED REQUIREMENTS HAVE BEEN SATISFIED.
7. I understand that ANY CHANGES to original plans as submitted and/or approved MAY REQUIRE AN ADDITIONAL FIFTEEN (15) DAY FOR ACC ACTION.
8. I agree to be bound by and to comply with ALL requirements of the Declaration of Covenants and Restrictions for CURRYTOWNE STATION SUBDIVISION, as amended, AND the ACC Guidelines.
9. I understand the requirement for a foundation placement inspection and agree to request such inspection and PRIOR to ANY FURTHER CONSTRUCTION.
10. I understand that this statement is made to avoid any misunderstandings by the Contractor/ Owner, THE Association or ACC, and I also understand that THE ASSOCIATION and ACC will strictly enforce the provisions of the Declaration of Covenants and the ACC guidelines.

\_\_\_\_\_  
CONTRACTOR or OWNER

\_\_\_\_\_  
DATE

CURRYTOWNE STATION HOME OWNERS ASSOCIATION  
APPLICATION TO THE ARCHITECTURAL CONTROL COMMITTEE

BOOK 608 PAGE 0079

DATE RECEIVED: \_\_\_\_\_ LOT LOCATION: \_\_\_\_\_

TYPE OF PROJECT: \_\_\_\_\_

PROPERTY OWNER'S NAME & CURRENT ADDRESS: \_\_\_\_\_

PHONE NUMBER: (AREA CODE) \_\_\_\_\_

CONTRACTOR'S NAME & ADDRESS: \_\_\_\_\_

PHONE NUMBER: (AREA CODE) \_\_\_\_\_

Check the appropriate box:

- 1. NEW HOME & HOMESITE ( )
- 2. CHANGE TO EXISTING PROPERTY ( )
- 3. HOMESITE IMPROVEMENT ONLY ( )
- 4. EXISTING HOME IMPROVEMENT ( )

(NOTE: A DESCRIPTION OF THE PROJECT MUST BE ATTACHED  
TO THIS APPLICATION FOR ALL OF THE ABOVE)

IF THIS IS A SPECULATIVE HOME, WHAT IS THE EXPECTED SELLING PRICE?

\$ \_\_\_\_\_

NEW HOME, WHAT IS THE HEATED/COOLED SQUARE FOOTAGE?

1ST FLOOR: \_\_\_\_\_ 2ND FLOOR: \_\_\_\_\_

SUBMITTED WITH THIS APPLICATION ARE THE FOLLOWING REQUIRED PROPERTY DATA  
AND PROJECT PLANS, DRAWINGS, SPECIFICATIONS AND SUPPLEMENTAL INFORMATION:

- 1. ARCHITECTURAL DRAWINGS (2 COMPLETE SETS) ( )
- 2. SITE PLAN (SHOWING DRIVEWAY PLACEMENT & SIZE) ( )
- 3. SITE PLAN (SHOWING PROPOSED LANDSCAPING) ( )
- 4. COLOR SAMPLES OF ALL EXTERIOR FINISHES ( )
- 5. SAMPLE OF PROPOSED ROOFING MATERIAL ( )

I understand that the Architectural Control Committee will take action on this request as soon as possible. In  
the event it becomes necessary:

- ( ) I DO grant A.C.C. a time extension from fifteen (15) days.
- ( ) I DO NOT grant A.C.C. any time extension beyond fifteen (15) days.

(ENTER YOUR INITIALS IN THE APPROPRIATE BLOCK ABOVE)

ARCHITECTURAL CONTROL COMMITTEE APPLICATION - PAGE TWO  
 COOK 608 PAGE 0080

EXTERIOR BUILDING MATERIALS AND COLORS

ITEM	MATERIAL	COLOR	DESCRIPTION
WALK			
SERVICE COURT			
DRIVEWAY			
ROOFING			
SIDING			
TRIM			
DECKS			
EXTERIOR DOORS			
GARAGE DOORS			
WINDOWS			
CHIMNEY			
EXTERIOR LIGHTING			
OTHER			

A.C.C. COMMENTS: (OWNER LEAVE BLANK) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

THIS APPLICATION IS SUBMITTED WITH THE FULL KNOWLEDGE AND UNDERSTANDING OF THE RECORDED DECLARATION OF COVENANTS OF CURRYTOWNE STATION. I HAVE RECEIVED A COPY OF THE GUIDELINES OF THE ARCHITECTURAL CONTROL COMMITTEE DATED \_\_\_\_\_. I UNDERSTAND THE COVENANTS, CONDITIONS, RESTRICTIONS AND GUIDELINES FOR CURRYTOWNE STATION AND ACCEPT THE OBLIGATION TO ADHERE TO THE SAME.

Property Owner or Agent \_\_\_\_\_ Date \_\_\_\_\_

ACC NOTATIONS	DATE COMPLETED	FINDINGS
Foundation Placement Inspection		
PROJECT COMPLETED		