

STEADMAN LAW FIRM P.A.
P.O. Box 60367
N. Charleston, SC 29419

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State of South Carolina

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AMENDED AND RESTATED
RESTRICTIVE COVENANTS
TROTTERS RIDGE

County of Dorchester

LINDA T. NESSERVY
DORCHESTER COUNTY, SC

WHEREAS Spectra Development, Inc. previously executed and duly filed of record certain Restrictive Covenants for Trotters Ridge Subdivision dated and filed in Book 607, at Page 120 on April 3, 1989 in the RMC Office for Dorchester County;

WHEREAS the undersigned representing two thirds (2/3) or more of the property owners of Trotters Ridge desire to amend the above stated Restrictive Covenants;

KNOW ALL MEN BY THESE PRESENTS that the real property known as Trotters Ridge Subdivision situate in the County of Dorchester, State of South Carolina, as shown on the plat by Penolia A. Van Buren, RLS, entitled "TROTTERS RIDGE SUBDIVISION, DORCHESTER COUNTY, SOUTH CAROLINA," hereinafter more fully referred to, does hereby declare that the lands described below shall be subject to the Amended and Restated Restrictive Covenants and Conditions herein set forth below:

NOW, THEREFORE, in consideration of the mutual benefits to be deprived from the Restrictive Covenants set forth below:

KNOW ALL MEN BY THESE PRESENTS that the undersigned hereby covenants and agrees on behalf of itself and its successors and assigns with all persons and legal entities who shall hereinafter purchase any of the property known as Lots 1 through 83, as shown on a plat entitled "TROTTERS RIDGE SUBDIVISION, DORCHESTER COUNTY, SOUTH CAROLINA", prepared by Penolia A. Van Buren, RLS, dated February 3, 1988 and recorded in the Office of the Clerk of Court for Dorchester County, in Plat Book (Cabinet) F, at Page (Slide) 385, their heirs, successors and assigns; that said lots shall be subject to the following Restrictive Covenants.

1. RESIDENTIAL PURPOSES ONLY

No lot shall be used nor occupied for other than strictly residential purposes (except as specifically allowed herein), and no form of combined business and residential use shall be made of any building or lot, including the storage or parking, either temporarily or permanently, of any commercial equipment or vehicles on any lot or on any street adjacent to any lots, provided, however, that vehicles with company logos or signs shall be permitted so long as such vehicles shall not exceed a 1 1/2 ton classification or have more than two (2) axles. No structure shall be erected, placed, altered, or permitted to remain on any lot other than one single-family dwelling, not more than two and one-half stories in height, and any accessory structures customarily incident to the residential use of such lots.

2. SETBACKS

No portion of any dwelling may be located nearer than twenty-five (25') feet to the front property line or any street, (except on corner lots, 15' minimum to one street line only), nor nearer than ten feet on the side lot lines, nor nearer than twenty-five (25') feet to any rear lot line, except that said front lot line restrictions shall not apply to overhangs, steps, patios, cornices, verandas, piazzas, portals, porches, entranceways and similar portions of residences. If any owner shall elect to use more than one lot for one residence, the