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FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE



Doc ID: 004439860004 Type: DEE

BK 2045 PG 291-294

2014 AUG 12 A 9 12

001478

EASEMENTS, PROTECTIVE COVENANTS AND RESTRICTIONS

For "Mountain Rest Lake Subdivision"

WHEREAS, Mountain Rest Lake Corporation was the previous owner and developer of the development known as Mountain Rest Lake Subdivision;

WHEREAS, Jack L. Brown, an officer of Mountain Rest Lake Corporation provided notice to the property owners of certain covenants and restrictions, a copy of which are attached hereto and identified as "Exhibit B";

WHEREAS, on February 26, 2014, Mountain Rest Lake Corporation conveyed the property herein as described on "Exhibit A" attached, to Mountain Rest Lake Property Owners Association (hereinafter referred to as "Owner"), as shown by Deed recorded March 5, 2014, in Deed Book 2016, at Page 250, in the office of the Register of Deeds, Oconee County, South Carolina;

WHEREAS, the said Owner, believes it was the intent of Mountain Rest Lake Corporation to make record of these restrictions from the inception of the development; however, they were never recorded;

WHEREAS, the said Owner, believes it to be in the best interests of all present and future lot owners within this Subdivision, and desires and does hereby make record of these protective covenants and restrictions;

NOW THEREFORE, the Undersigned adopts the following Protective Covenants and Restrictions for MOUNTAIN REST LAKE SUBDIVISION, as follows, to wit:

1. No building shall be erected on the lot except for dwelling purposes and outhouses appurtenant thereto.
2. No commercial establishment may be maintained on said lands and no alcoholic beverages may be sold or offered for sale in any dwelling or building thereon.
3. Any septic tank or drainage field shall be so placed and constructed so as not to pollute the lake or cause the waters thereof to be contaminated.
4. No mobile homes, trailers, or temporary structures of any kind shall be placed on lots for more than six (6) months.

EXHIBIT A

All that certain piece, parcel, or lot of land lying and being situate in the State of South Carolina, County of Oconee, containing 43.828 acres, more or less, being shown and designated as **Parcel A**, on a Plat entitled "Boundary Survey for Mountain Rest Lake Corporation", prepared by Stephen R. Edwards, PLS No. 19881, dated July 25, 2013, and recorded in Plat Book B462, at Pages 6-9, in the office of the Register of Deeds, Oconee County, South Carolina.

This is a portion of the property conveyed to Mountain Rest Lake Corporation by deed of Frederick P. Jollay recorded December 6, 1957, in Deed Book 7-M, at Page 259, and a portion of the property conveyed to Mountain Rest Lake Corporation by deed of Leroy Brown recorded December 12, 1958, in Deed Book 7-S, at Page 104, in the office of the Register of Deeds, Oconee County, South Carolina.

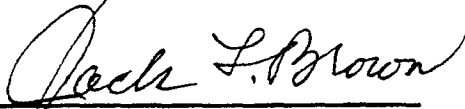
ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Oconee, Chattooga Township, containing four hundred eighty-three one-thousandths (0.483) of an acre, more or less, as shown and more fully described on a plat thereof by Stephen R. Edwards, PLS #19881, dated , dates March 12, 2013, recorded in Plat Book B436, at Page 7, in the office of the Register of Deeds, Oconee County, South Carolina.

This being the same property conveyed to Mountain Rest Lake Corporation by Deed of Thomas v. Moxley and Robin M. Moxley, General Partners of the Middle Village Creek Family LP, dated April 19, 2013, recorded April 29, 2013, in Deed Book 1960, at Page 87, in the office of the Register of Deeds, Oconee County, South Carolina.

Mountain Rest Lake Subdivision Restrictions

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2. No commercial establishment may be maintained on said lands and no alcoholic beverages may be sold or offered for sale in any dwelling or building thereon.
3. Any septic tank or drainage field shall be so placed and constructed so as not to pollute the lake or cause the waters thereof to be contaminated.
4. No mobile homes, trailers, or temporary structures of any kind shall be placed on lots for more than six (6) months.

From:



Jack L. Brown, Sec/Treas
Mountain Rest Lake Corp.

638- 2856