

TRAVELERS REST VILLAGE SUBDIVISION DEED RESTRICTIONS

1. All lots shall be used for residential purposes only, except such lots as may hereafter be designated for other uses by Travelers Rest. The only residential buildings permitted on any lot shall be mobile homes.
2. There shall be only one mobile home permitted on each lot. Any replacement mobile home shall be at least comparable in size to the mobile home being replaced. Plans and specifications for all structures, including additions, alterations, fences and walls must be submitted to and approved in writing by Travelers Rest, and, where applicable, must comply with state and county building codes and be accompanied by a building permit.
  - 2a. A carport or patio awning must be attached to each mobile home. The underside of each mobile home shall be obscured by some reasonable method. All storage rooms shall be located immediately adjacent to , and permanently attached to either the mobile home, carport or screened porch.
  - 2b. Mobile homes and permanent structures must be placed at least twenty (20) feet from the front lot line, five (5) feet from the rear line and seven (7) feet from the side lines.
3. Fences or barrier hedges must be less than four (4) feet in height and more than twenty-five (25) feet away from any street line.
4. Boats, utility trailers or similar equipment may not be externally stored on any lot, including the carport. This equipment may be parked in the storage area provided by Travelers Rest and a fee so paid. An exception will be considered in special situations whereby the remote storage could incur significant potential monetary loss and /or hardship.
5. Dogs must be kept on a leash when out-of-doors. Droppings must be picked up at the time they occur. It is important that all pet owners respect property within the mobile home section and other "pet walk" areas to insure cleanliness and protection of plants and shrubs. All pets shall be kept in the mobile home or other approved structure overnight.
6. Trees, bushes and plants shall be located so that they do not interfere with or encroach upon adjoining properties when planted, or in the future. The lots must be landscaped and a paved driveway completed within sixty (60) days of the placement of a mobile home upon the lot.
7. Travelers Rest reserves the right, after ten (10) days written notice of intent, to enter upon any lot or parcel to care for, cut grass, remove rubbish and keep the lot or parcel from creating an unsightly appearance, and to charge the owner of such lot or parcel for the services performed in alleviating the unsightly appearance.
8. Regrading of a lot or part thereof must have the written approval of Travelers Rest.
9. Travelers Rest provides water and sewage disposal service for each lot, and garbage disposal service for the entire subdivision. The lot owners of the mobile home subdivision shall have access to, and the use of, all public facilities of Travelers Rest. For these services, a fee is charged to each lot owner.

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10. **Underground electric power, telephone lines and cable television hook-ups are provided for each lot. It shall be the responsibility of the lot owner to arrange with the power, telephone and cable television companies for the service to be connected to the mobile home. Maintenance of the service connections will be at the owner's expense.**
11. **Renting of a mobile home or a recreational unit on the mobile home lot is not permitted.**
12. **To purchase a lot in the Subdivision, the purchaser must be at least fifty-five years of age.**
13. **One hard-sided recreational travel unit, owned by the current lot owner, may be parked adjacent to a mobile home and connected with the public facilities.**
- 13a. **In the event that a mobile home requires replacement, the lot owner may live in his recreational unit on his lot for up to eighteen (18) months.**
- 13b. **Guests of a lot owner may reside in a recreational unit on the owner's pad for a maximum of fourteen (14) days during any six months' period. If the guest uses his own recreational unit, the lot owner must remove his unit and store it in a storage area, not on a subdivision lot.**
14. **It is no longer necessary for a lot owner in the mobile home subdivision to retain ownership of a hard-sided recreational unit.**
15. **In the event of the death of a lot owner, the lot may pass to the heirs-in-law or to the beneficiaries of the deceased lot owner. However, any purchaser of the lot thereafter must be at least fifty-five (55) years of age.**
16. **Prior to the selling of a mobile home in the subdivision, Travelers Rest must be notified of the intent to sell. The potential buyer must be provided with a copy of these Deed Restrictions by the seller. A copy of these Deed Restrictions must be signed by the buyer upon settlement and the signed copy submitted to Travelers Rest.**
17. **To purchase any lot in the Subdivision, the purchaser must also acquire and maintain stock in Travelers Rest for the entire period of lot ownership.**