

PETER HAWK CREEK ESTATES

COVENANTS

1. PURPOSE & INTENT

- A. The following covenants are established to promote a harmonious and enjoyable living environment while preserving the private enjoyment of the land. These light restrictions are intended to maintain roadside aesthetics, minimize nuisances, and ensure a respectful and responsible use of the land. Property owners are encouraged to enjoy their land freely while considering the well-being and enjoyment of their neighbors.

2. USE

- A. Property shall generally be used for agricultural, recreational, or residential purposes only.
- B. Light commercial use is permitted as long as the activities do not violate other provisions listed herein.
- C. No commercial poultry or swine farming shall be allowed.

3. STRUCTURES

- A. All residential structures must contain a minimum of 1,250 square feet of heated floor space, exclusive of garages, porches and carports.

4. MOBILE HOMES

- A. Mobile homes, or commonly referred to as “manufactured homes”, are generally prohibited on said property, unless they meet the following specific parameters below. "Mobile Home" means a trailer or structure transportable in one (1) or more sections, which is built and/or transported on a chassis and designed to be used as a dwelling, or storage, with or without permanent foundation.
 - i. Mobile homes shall be new and a minimum of 1,400 heated sqft.
 - ii. Mobile homes shall have brick/brick veneer or natural stone skirting.
 - iii. Long side front faces and/or street facing sides of mobile homes shall not have a continuous uninterrupted front. Instead, these sides shall include a dormer feature, adjoined gabled front porch addition, or something similar that creates curb appeal. Any additions to mobile home, conjoining or not, must be constructed with quality, builder grade materials and completed in a workmanlike manner.
 - iv. Construction of mobile homes shall meet all zoning laws, building codes, permitting & inspection requirements from the authority having jurisdiction.

5. SEPTIC

- A. All septic systems shall meet South Carolina Department of Health and Environmental Control installation requirements.

6. FENCES

- A. No chain link fencing shall be allowed.

7. TEMPORARY DWELLING

- A. No buildings or structures of a temporary nature such as, but not limited to shacks, garages, tents, RV's, or campers shall be used for permanent residential occupancy.
- B. No buildings and structures of temporary nature shall be occupied awaiting or during the "construction" process.

8. SUBDIVISION

- A. No tract shall be further subdivided in a manner that results in a new parcel of less than 2 acres of land and only a single primary dwelling shall be allowed on any 2-acre sub-parcel.

9. SETBACKS

- A. For all permanent structures as built, a minimum of a 50' setback from property boundary lines shall be maintained. An 80' setback shall be maintained from any lot lines along road frontages

10. VEHICLES & STORAGE

- A. Junk or salvage automobiles are not permitted to remain on the property.
- B. Recreational vehicles, boats, and trailers may be stored on the property, but shall be placed in a manner not prominently visible from the road or neighboring properties.

11. CONSTRUCTION & MATERIALS

- A. Houses, barns and outbuildings enclosures shall be constructed in a workmanlike manner and shall be completely finished on the exterior with quality construction-grade materials. Exterior finishes shall be generally aesthetically pleasing and in no case shall concrete block (i.e CMU's) be exposed permanently.

12. NUISANCES

- A. No manufacturing or production activities are permitted. No noxious or offensive trade or activity shall be carried on nor shall anything be done thereon tending to cause danger, embarrassment, discomfort, annoyance, or nuisance to the neighborhood. There shall not be maintained any plants, animals, device or thing of any sort whose numbers, normal activities or existence is in any way noxious, dangerous, unsightly or unpleasant that may diminish or destroy the enjoyment of other property in the neighborhood.

13. PROPERTY MAINTENANCE

- A. No specific time limit is placed from the date of sale for construction of a dwelling to begin. However, prior to the construction of a permanent dwelling, the Property Owner shall maintain the lot in an aesthetically pleasing condition. No debris, rubbish, vegetation waste, etc. shall be allowed to accumulate, and grass shall be mowed/brush hog when needed. Care shall be implemented when removing said debris, and furthermore absolutely no burning of household/construction debris is permitted.