WHEREAS the owners of certain lands located at Coffin Point, St. Helena Island, Beaufort County, South Carolina desire to provide for covenants running with the lands as hereinafter set forth.

These covenants, restrictions and affirmative obligations hereinafter set forth shall be referred to as the Coffin Point Residential Covenants and will be recorded in the Office of the Clerk of Court of Beaufort County, South Carolina and will be incorporated by reference to the Deed Book and Page wherein the same are recorded.

1. All lots or tracts of land in Coffin Point Plantation shall be used for residential or agricultural purposes only and no structures shall be erected, altered, placed, or permitted to remain on any lot other than a single family dwelling together with outbuildings or structures designed and used as an incident to the residential use, such as a garage, guest house, shed, or well house, pump house, etc., or what.

2. No noxious or offensive trade or activity shall be carried on upon any lot or parcel of ground which may become an annoyance or nuisance to the neighborhood.

3. No trailer, mobile home, basement, tent, shack, garage, barn, or other building erected in the subdivision shall at any time be used as a residence, temporarily or permanently. Nor shall any structure of a temporary character be used as a residence.

4. No lot within the subdivision, other than as previously conveyed shall have an area of less than Twenty Thousand (20,000) Square Feet, nor shall any lot or tract of land previously conveyed be subdivided so that any portion resulting shall be less than the minimum designated area and width.

5. No building, structure or addition shall be erected, or any change or alteration made in exterior walls, roofs, porches, fences, driveways, or other exterior additions or features, without the written consent of the Trustees of the Coffin Point Plantation.

6. No building, structure or addition shall be erected, or any change or alteration made in exterior walls, roofs, porches, fences, driveways, or other exterior additions or features, without the written consent of the Trustees of the Coffin Point Plantation.

7. No building, structure or addition shall be erected, or any change or alteration made in exterior walls, roofs, porches, fences, driveways, or other exterior additions or features, without the written consent of the Trustees of the Coffin Point Plantation.
5. Any owner of a lot within Coffin Point plantation, their families and

6. Neither herein contained shall prohibit the continuance for the pre-

7. Their Declarations of Rights, Restrictions, Conditions and Covenants

shall not apply to the following two parcels of real property:

(a) That four and one-tenth (4.1) acres owned by J. E. McTeer
    as described on a plat recorded in the Office of the Clerk of Court
    of Beaufort County in Plat Book 24 at Page 141 on May 6, 1976.

(b) That two (2.0) acres owned by J. E. McTeer as described
    on a plat recorded in the Office of the Clerk of Court for Beaufort
    County in Plat Book 24 at Page 142 on May 6, 1976.

8. If any of the parties adopting these covenants or their heirs or assigns

shall violate or attempt to violate any of the covenants herein, it shall be lawful for

any other party or parties, their heirs or assigns, who have adopted these covenants

or attempting to violate any such covenants and to compel compliance to the terms

of the covenant or prevent the violation or breach.

9. The invalidation of any one of the covenants by judgment or court

order shall in no wise affect any of the other provisions which shall remain in full

force and effect.

10. These covenants are to run with the land and shall be binding on all

parties and all persons claiming by, through or under them for a period of Twenty (20)

years from the date hereof and shall be automatically extended for successive Ten (10)

year periods unless modified or released by a vote of a majority of the parties, their

heirs or assigns, within the first five (5) years immediately preceding the expiration

of the herein provided periods.