

GREATER AIKEN ESTATES NEIGHBORHOOD ASSOCIATION

In addition to a copy of the Aiken Estates Restrictive Covenants that are enclosed, we have also prepared this list of excerpts from this document for your convenience and quick referral. Each one is an exact quotation as it appears in the enclosed copy. We hope this will be helpful as you continue to sell or rent properties in this area. Thanks in advance for your consideration and support of these as we work together to keep our neighborhood pleasant and safe for all who reside within its boundaries.

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- *... restrictive covenants are hereby imposed on all of the lots in the Aiken Estates Development*
- *(1) These covenants are to run with the land and shall be binding on all parties and all parties and all persons claiming under them for a period of twenty-five years from the ..., after which time said covenants shall be automatically extended for successive periods for 10 years unless instruments signed by a majority of the then owners of ... agree to change said covenants in whole or in part;*
- *(4) No lot or any improvement thereon shall be used except for residential properties*
- *(5) No residence shall be erected smaller than sq. ft, etc.*
- *(5b) No fence shall be built enclosing the front portion of any lot in this development. Any fence on rear portion of lot shall not be over 3-1/2 feet in height;*
- *(6) No building shall be located nearer to the front lot line or nearer to the side street line than thirty (30) feet and no building shall be located nearer than ten (10) feet to the interior lot line;*

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- *(8) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be of become an annoyance or nuisance to the neighborhood;*
- *(9) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time (as) a residence either temporarily or permanently;*
- *(10) No lot in this Development shall be subdivided into smaller lot; except upon consent in writing from Gordy Homes, Inc., or its successor;*

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- *(1) Square feet increased to 1100*

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- *(3) ...no multiple residence units shall be erected within the sub-division, nor shall any single residence be remodeled at any time to provide additional separate apartments within its walls for rental purposes*
- *(4) ...no unattached buildings shall be erected on any lot within this sub-division and only one residence shall be erected on each lot within this sub-division*
- *(5) ...no garbage or domestic trash shall be disposed of by burning or burying in such manner as to create a nuisance on any lot within this sub-division*

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- *(2) ...no building shall be located nearer to the front lot line or nearer to the side street line than 30 ft.*

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- *(1) no access roadways to shopping center from Wheeler, Sawyer, Evans or Hitchcock Dr. A 30 ft. buffer area of trees and shrubbery shall be located and maintained along said streets*

The above listed items are only those that we wanted to highlight for you and in no way constitutes all of those included in the various restrictive covenants recorded since 1951.