

# CAROLINA AUCTION TEAM, INC.

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## RESTRICTIONS ON "RIVER PARK" AT LAKE BLALOCK

**PLEASE NOTE:** These restrictions will be placed in each deed for lots on the plat of "River Park at Lake Blalock" and will be enforceable by any property owner or by the grantor.

Restrictions are: Tracts 2A, 2B, 2C, and 2D are for residential use only

Tract #1 is for commercial use

- No junk yard, salvage yard, slaughter house or abattoir shall be permitted on the property
- No goats, sheep, swine, hogs or cattle shall be permitted on the property
- No off road motorcycle or motor bike shall be operated on the property
- Any residential structure must have a minimum of 1,000 heated sq. ft. The square footage shall not apply to campers, recreational vehicles or motor homes
- Site built homes or modular homes are permitted on the property. No manufactured home shall be permitted on the property
- Lots may be combined or re-subdivided as permitted by Spartanburg County regulations
- Tract 1 may be used for any commercial, retail, business or office use
- **ALSO PLEASE NOTE:** In the event that the same purchaser buys commercial Tract #1 and also buys adjacent tracts 2A and/or 2A and 2B, then commercial restrictions shall apply to the combined tracts

**SHOULD THIS TRACT BE SOLD AS A WHOLE, THERE WILL BE NO DEED RESTRICTIONS ON THE PROPERTY**

**SALE DAY ANNOUNCEMENTS TAKE PRECEDENCE OVER THIS OR ANY OTHER INFORMATION**

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