

RESTRICTIONS FOR BAILEY MILL FARM

- This property may be used for residential or agricultural purposes, subject to these restrictions.
- Minimum heated square feet for homes to be placed on lots or tracts is 1100 heated sq. ft., excluding garages, porches or carports.
- No manufactured home shall be permitted on the property.
- Homes must be site built or true modular homes.
- Site built or modular homes may have wood, vinyl or masonry siding, roof pitches of not less than 1 to 4.
- These restrictions prohibit the use of the property as a junk yard, salvage yard or slaughter house.
- Tracts may be re-subdivided, provided that such re-subdivided tracts may not be smaller than 1 acre in size and must be approved by the Greenville County Planning Board.
- Farm animals are permitted on this property, provided that horses or cattle must be maintained on permanently cleared and seeded pasture, with a limit of 1 horse or cow per acre. No swine shall be maintained on the property. No commercial goat, sheep or poultry operation shall be permitted on the property.
- Automobiles or vehicles located on the property must have a current license tag, except for true antique or collector vehicles or agricultural machinery/equipment.
- No motor bike, motorcycle, or off road vehicle may be operated in the subdivision except for transportation to and from an individual lot. No vehicle may be operated on subdivision property, roads or common areas without insurance and current license plates. Any operator of a motorized vehicle must have a valid driver's license. The use of an all terrain vehicle for recreational or agricultural purposes is not prohibited by this provision of the restrictions, provided that use of said all terrain vehicle does not become or create an annoyance or nuisance in Bailey Mill Farm.

PLEASE NOTE: THESE RESTRICTIONS WILL BE PLACED IN THE DEED TO EACH TRACT AND WILL RUN WITH THE TITLE TO EACH PROPERTY. RESTRICTIONS ARE ENFORCEABLE BY ANY PROPERTY OWNER AND/OR BY THE GRANTOR

IN THE EVENT THAT ONE PERSON BUYS ALL THE TRACTS IN BAILEY MILL FARM, THEN THE PROPERTY WILL SELL WITH NO RESTRICTIONS