

**Timberlake
Covenants and Restrictions**

Section 1: Lots 1–26 and 31–68

Section 2: Lots 27–30 and 69–93

Section 3: Lots 94–183

Section 4: Lots south of Parcel 174 on the west side of Englewood

- Section 1: 1. The owner of any lot containing less than four acres within the subdivision may sell and convey a portion of such lot to the owner of an adjoining lot for the purpose of increasing the size of the adjoining lot, provided that any such sale of a portion of a lot shall not result in the creation of another lot, and provided further that the original lot after the conveyance of a portion thereof shall contain a minimum of one acre. If a lot contains more than four acres, that lot may be subdivided provided there is a minimum of one acre in each resulting lot. (Amendment 20-Oct-2000, by 2/3 signed agreement)
- Section 2: 1. No lot containing less than four acres can be subdivided. If a lot contains more than four acres, that lot may be subdivided provided there is a minimum of one acre in each lot and road frontage is 125 feet on Timberlake Circle.
- Section 3: 1. Except for Lot Numbers 119, 120, 121 and 122, no lot in the subdivision can be subdivided for the purpose of building an additional residence. Lot Numbers 119, 120, 121 and 122 may be subdivided for the purpose of building an additional residence on the original lot provided the remaining portion of the divided lots has a minimum of one (1) acre in order to have a resident building located thereon. However, any lot in the subdivision may be subdivided between two adjoining lots that have a minimum of one (1) acre in order to have a resident building located thereon.
- Section 4: 1. These lots may be subdivided for the purpose of building an additional residence on the original lot provided the remaining portion of the divided lots has a minimum of one (1) acre in order to have a resident building located thereon.
- Section 1: 2. No more than one resident building and two outbuildings shall be erected on any one lot. No
Section 2: outbuilding shall be erected nearer than 100 feet from the front of the lot and must be at least 12 feet from the side lot line.
- Section 3: 2. No more than one resident building and two outbuildings shall be erected on any one lot. No
Section 4: outbuilding shall be erected nearer than 100 feet from the front of the lot and must be at least 12 feet from the side and rear lot line. Outbuildings erected on corner lots must be a minimum of 70 feet side street. All outbuildings must be painted and properly maintained.
- Section 3: 2. No more than one resident building shall be erected on any lot and shall not be nearer the street on which said lot fronts than 60 feet except lot 108 which may be 40 feet from the street. Setback lines on corner lots shall be 60 feet on side street. All buildings must be a minimum of 12 feet from side and rear lot lines.
- Section 1: 3. Each residence erected in the subdivision shall contain a minimum of 1650 square feet of heated
Section 2: floor space.
Section 3:
Section 4:
- Section 1: 4. No trailer, mobile home, basement, shack, garage, barn or other building erected on the lot shall
Section 2: at any time be used as a residence temporarily or permanently, nor shall any residence of a

Covenants and Restrictions

temporary nature be permitted.

- Section 3:
Section 4:
4. No trailer, modular home, mobile home, tent, shack, garage, barn or other outbuilding erected on the lot shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary nature be permitted.
- Section 1:
5. Asbestos shingles shall not be used in the construction of any residence on the lots and except for foundations, concrete blocks and cinder blocks shall not be used in the construction of any house unless the exterior walls are stuccoed or faced with brick.
- Section 2:
- 5: Asbestos shingles shall not be used in the construction of any residence on the lots and except for foundations, concrete blocks and cinder blocks shall not be used in the construction of any house unless the exterior walls are faced with brick or some material approved by Timberlake HOA, Inc.
- Section 3:
Section 4:
5. Asbestos shingles shall not be used in the construction of any residence on the lots and except for foundations, concrete blocks and cinder blocks shall not be used in the construction of any house unless the exterior walls are faced with brick or stucco material.
- Section 1:
Section 2:
Section 3:
6. The lots in this subdivision shall not be used for industrial purposes or for business.
- Section 4:
6. The lot shall be used for residential purposes, however, this provision is not intended to exclude the home office or using a portion of the home as an office for a business, provided that no trade traffic is allowed and a store front may not be created.
- Section 1:
Section 2:
Section 3:
Section 4:
7. All outbuildings must be painted and properly maintained.
- Section 1:
Section 2:
Section 3:
Section 4:
8. Persons buying lots to hold for more than six months must keep weeds cut and lot groomed to enhance the beauty of the subdivision.
- Section 1:
Section 2:
Section 3:
Section 4:
9. No signboard shall be displayed on the property except "For Sale" or "For Rent" which sign shall not be more than two by three feet (2' x 3') in size.
- Section 1:
10. No chain link fence shall be permitted on any lot in the subdivision any nearer to the street than the building setback lines as provided for in these restrictions. Split rail, painted or lattice fences shall be permitted in any case so long as the height does not exceed 48 inches.
- Section 2:
10. No fence shall be permitted any nearer than 75 feet from the front property line without written approval from Timberlake HOA, Inc. Only split rail, painted or lattice fences, not chain link fences, shall be permitted in any case without written approval from Timberlake HOA, Inc.
- Section 3:
Section 4:
10. No chain link fence shall be permitted on any lot in the subdivision any nearer to the street than the building setback lines as provided for in these restrictions. Split rail, painted or lattice fences shall be permitted in any case so long as the height does not exceed 48 inches.

Covenants and Restrictions

- Section 1: 11. Horses, cows and calves shall be permitted on the lots in the subdivision; however, hogs,
Section 2: chickens, sheep and goats are not permitted.
Section 3:
Section 4:
- Section 1: 12. No vehicle which does not have a current license plate on it may remain on the premises.
Section 2:
- Section 3: 12. No vehicle which does not have a current license plate on it may remain on the premises for
Section 4: longer than 30 days.
- Section 1: 13. No noxious or offensive trade shall be carried on or upon any lot, nor shall anything be done
Section 2: thereon which may be or become an annoyance or nuisance to the neighborhood.
Section 3:
Section 4:
- Section 1: 14. Invalidation of any one or more of these covenants and restrictions shall in no way affect any of
Section 2: the other covenants and restrictions, and they shall remain in full force and effect.
Section 3:
Section 4:
- Section 1: 15. All persons hereafter accepting conveyances of any of the property set forth above shall accept
Section 2: the same upon subject to the enumerated covenants and restrictions which are to be deemed
Section 3: covenants running with the land and binding upon the grantees, their heirs and assigns; and
Section 4: violation of any of the covenants or restrictions shall vest in the grantors herein, their successors
and assigns, all rights of abatement and suit in law or in equity against any person or persons
violating or attempting to violate any covenant or restriction either to restrain such violation or to
recover damages.
- Section 1: 16. **No building shall be erected on any lot until the design and location thereof shall be**
Section 2: **approved in writing by Timberlake HOA, Inc., 113 Timberlake Drive, Inman, SC 29349; and**
Section 3: **if the design and location shall not be approved within thirty (30) days after being so**
Section 4: **submitted, then such approval shall not be required, but the design and location of the**
house shall conform to and be in harmony with existing structures in the subdivision.
- Section 1: 17. These covenants and restrictions shall continue in full force and effect for a period of ten years
from May 20, 1997, and shall be automatically extended for successive periods of ten years each,
unless a two-thirds majority of the then lot owners by written instrument recorded in the RMC
Office for Spartanburg County, South Carolina, elect to amend or terminate these covenants and
restrictions.
- Section 2: 17. These covenants and restrictions shall continue in full force and effect for a period of ten years
Section 3: from June 1, 2001 and shall be automatically extended for successive periods of ten years each,
Section 4: unless a two-thirds majority of the then lot owners by written instrument recorded in the RMC
Office for Spartanburg County, South Carolina, elect to amend or terminate these covenants and
restrictions.