

Coldstream Homeowner's RESTRICTIVE COVENANTS

Restrictive covenants regulate how property can be used and are generally established by the developer. Coldstream homes and lots are subject to restrictive covenants. They serve to protect our property values.

Restrictive Covenants are either a part of, or referenced in, every Coldstream property deed. Following are some examples of common Coldstream covenants. Actual restrictive covenants applying to a specific Coldstream property may vary. Each homeowner should locate the restrictive covenants that apply to his or her specific property. Restrictive covenants can be found on file at the County Registrar of Deeds office in the Lexington Administration Building.

1. No exterior clotheslines are allowed.
2. No dogs shall be permitted to run loose and shall not be penned so as to create a nuisance.
3. No school buses, trucks, commercial vehicles or commercial equipment of any kind are to be parked, garaged or stored on any lot.
4. No sign of any kind can be displayed in public view except "For Sale" signs not bigger than two square feet advertising the property for sale or rent.
5. No front yard fences are allowed beyond the property's setback line. (Setback lines vary through-out the neighborhood.)
6. No structures other than single family houses and garage of similar design can be built on any Coldstream lot.
7. Garbage containers or other unsightly objects should not be visible from the street, golf course, lake or from another house nor should any lot be used as a dumping ground for rubbish, trash or garbage.
8. No temporary structure can be erected on any lot.
9. No use shall be allowed of any Coldstream property other than for private residential purposes of a single family.
10. No noxious or offensive activity shall be carried on upon any Coldstream lot that is or may become an annoyance or nuisance to the neighborhood.
11. No hogs, goats, poultry, cows or horses which shall constitute a nuisance or cause unsanitary conditions or any undesirable situation to any neighboring property will be allowed.
12. All sewage disposal shall be through sewer lines and plant to be provided by the developers or a duly authorized Sewer District and no septic tanks shall be permitted except by separate agreement of the seller and approved by the SC Department of Health and Environmental Control.
13. The power company will provide proper street lighting for which each individual lot owner will have a charge added to his or her monthly power bill, such charge to be regulated by the SC Public Service Commission.

The restrictive covenants listed above apply to many homes in Coldstream. Visit the Lexington County Registrars office to determine your property's specific restrictions.