



# The South Carolina Court of Appeals

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July 12, 2013

Mr. Thomas C. Brittain  
4614 Oleander Dr.  
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Mr. Demetri K. Koutrakos  
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Ms. Mary Dameron Milliken  
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Ms. Mary Madison B Langway  
4614 Oleander Dr  
Myrtle Beach SC 29577-5736

Re: John Musick v. Thomas Dicks  
Appellate Case No. 2012-212773

Dear Counsel:

All parties are advised to disregard the letter sent by this Court on July 09, 2013. Mr. Brittain is requested to return the "enlarged map of Long Bay Estates Subdivision" to this office. Please see the attached document which is being returned to the respondent.

Very truly yours,

*Jenny A. Kitlij*  
CLERK

Enclosure

Rx Date/Time

DEC-12-2002 (THU) 10:30

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ON FILE IN HORRY COUNTY CLERKS OFFICE  
ATTACHED TO MAP IN PLAT BOOK 25, PAGE 22, RECORDED MAY 5, 1958

Restrictions to be imposed on the Residential Property in the Long Bay Estates Subdivision,  
Myrtle Beach, Horry County, South Carolina

These Protective Covenants are recorded as Blanket Covenants covering all lots in Blocks 1  
through 27, as shown on the Plat of Long Bay Estates dated May, 1955, compiled by Robt. L. Bellamy,  
Engineer.



(a) No lot shall be subdivided and no building, including porches or projections of any kind, shall be erected at a distance less than 40 feet from the front line on blocks one (1) through five (5) and not less than 20 feet from the front line on blocks six (6) through twenty-seven (27), ten feet from any side line, and 20 feet from the rear.

As to all unsold lots, the Grantors reserve the right to change the boundary lines and the building lines thereof.

(b) No surface toilet shall be permitted on this property, but the purchaser shall construct and install at his own expense for any residential building on the said property, a septic tank of a type and character approved by the State Board of Health. Waste water from the premises, including that from the kitchen and bath, shall not be discharged or deposited upon the surface of the premises, but shall be disposed of so as not to create a nuisance or be offensive to sanitation. All garbage cans used on the premises shall be kept concealed.

(c) An easement and right of ingress and egress is hereby reserved in, upon and across a strip of land five (5) feet wide at the rear line of this lot for water pipes and for poles, wires, cables or other lines for transmission of electric current or telephone or other public utility services. These rights may be assigned by the Grantors.

(d) This property shall be used only for private residential purposes and no more than one dwelling containing not more than two apartments or living units each for the occupancy and use of not more than one family, with necessary outbuildings, shall be erected thereon. No garage apartments except for the use and occupancy of servants employed on the premises may be included in a garage building.

Plans for any building or structures to be erected on the property shall be first approved by the Grantors, before construction is started.

(e) The property hereby conveyed shall be kept free from any nuisance or from any objectionable condition or use which the Grantors find to be offensive or dangerous to the neighborhood.

(f) It is understood and agreed that any change in sidewalk, or street or driveways into this property, which changes are desired by the purchaser, are to be made at his expense and in accordance with plans acceptable to the Grantors.

(g) No one story residence shall be erected on this lot which contains less than 1200 square feet of floor area nor a two story residence containing less than 1600 square feet of floor area excluding porches, garages and storage space. No residence building shall be built more than two stories in height.

(h) No wells for water will be permitted to be dug or driven in the property, unless water facilities prove inadequate, or any private well dug to be done only with permission of Grantors.

(i) In addition to use for private residential purposes as set forth herein, the Grantors may use, lease or convey property within the bounds of lands herein described as Blocks 1, 2, and 3 for the following purposes:

Schools, Churches, Libraries and Community Center

(j) The Grantees shall preserve as many of the existing trees as possible in order to retain the wooded character of the community.