

# **Bond Case Briefs**

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## **ZONING - SOUTH CAROLINA**

### **Kinard v. Richardson**

**Court of Appeals of South Carolina - January 29, 2014 - S.E.2d - 2014 WL 309476**

Property owner brought action against neighbors seeking to enforce restrictive covenant to prevent leasing of neighbors' property to a third party for the purpose of horse grazing. The Circuit Court found in favor of neighbors. Owner appealed.

The Court of Appeals held that:

- Neighbors' lot was subject to the covenants;
- Owner of property that was subject to restrictive covenants preventing commercial activity had standing to bring action against neighbors;
- Amendment to restrictions on property was not lawfully executed; and
- Neighbors violated restrictive covenant when they leased tract of open land adjacent to their residence to the operators of equestrian center for the purpose of using tract as a horse pasture.