

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. REC.
JUL 14 3 28 PM '83
DONNIE S. TAMMERSLEY
R.M.C.

PROTECTIVE RESTRICTIONS
APPLICABLE TO
HUFF AND BREWER

WHEREAS, it is the desire of Huff and Brewer Developers, a General Partnership as owners and developers of a subdivision known as Huff and Brewer the same being shown on a plat thereof by W. R. Williams, Jr., dated July 5, 1983, to be recorded in the RMC Office for Greenville County in Plat Book 9-W, at Pages 1 and _____, to restrict the use of the numbered lots in the subdivision, and to therefore impose certain restrictions, covenants, reservations and easements on said lots;

NOW THEREFORE, the following restrictions, covenants, reservations and easements are hereby imposed upon the aforesaid property;

ARTICLE I

The numbered lots as shown upon the aforesaid plat shall be held, used, conveyed, transferred and sold subject to the within restrictions, covenants, reservations and easements. These shall be binding upon the undersigned and all persons claiming under them and shall run with the land until January 1, 2008 and then be extended automatically for successive periods of ten (10) years unless there is executed and recorded in the RMC Office for Greenville County, South Carolina, a written instrument in which the majority of the lot owners do agree to modify, amend, or abandon these restrictions. In determining the majority of lot owners at such time, each lot shall be entitled to one vote and only one vote irrespective of the number of owners of any lot.

If the undersigned or his heirs, successors or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any lot shown on the aforesaid Plat to prosecute any proceeding at law or in equity under these covenants.

No numbered lot shall be used or occupied and no structure built within said subdivision except in conformance with the following:

A. No professional office, business, trade or commercial activity of any kind shall be conducted in any building on any numbered lot or upon any portion of any numbered lot.

B. No such lot shall be used except for the following, and no building shall be erected, altered, placed, or permitted to remain on any such lot other than the following:

- (1) One single-family dwelling;
- (2) Garage apartments are specifically prohibited;
- (3) Temporary building(s) for uses incidental to construction work, which building(s) shall be removed upon completion or abandonment of the construction work;
- (4) No mobile home shall be placed on any numbered lot either temporarily or permanently;
- (5) No signs or bulletin boards shall be permitted on any numbered lot except when used in connection with the sale of said lot or when used by contractors during the period of construction of a building upon such lot;
- (6) No animals, livestock or poultry of any kind other than ordinary or usual house pets shall be kept or main-

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