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JUL 9 1957

CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS AFFECTING PROPERTY  
OF W. G. NICHOLSON, J. J. CRAFT, AXIE T. CRAFT, AND ROY HINTON.

This Declaration, made this 30 day of June, 1957, by W. G. Nicholson and J. J. Craft, Axie T. Craft, and Roy Hinton, the aforesaid owners, hereinafter called the Declarants.

## W I T N E S S E T H

WHEREAS, Declarants are the owners of the real property described in Clause I of this Declaration, and are desirous of subjecting the real property described in said Clause I to the Restrictions, Covenants, Reservations, and Easements hereinafter set forth; each and all of which are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof.

NOW THEREFORE, the Declarants declare that the real property described in and referred to in Clause I hereof shall be held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations, easements and charges hereinafter set forth.

## CLAUSE I.

PROPERTY SUBJECT TO THIS DECLARATION

The property subject to this Declaration is shown on a plat of Pinnacle Lake Development prepared by J. C. Hill, LS, dated January 18, 1956, and being recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book KK, at Page 99. The Declarants may, from time to time, subject additional property to the conditions, restrictions, covenants, and reservations herein set forth by appropriate reference thereto if it is desired to subdivide and develop any of the adjacent property now owned by the Declarants but not shown on the aforesaid plat.

## CLAUSE II.

GENERAL PURPOSE OF CONDITIONS

General purpose of conditions, restrictions, etc. herein after set forth are to require a general unified harmonious development of the aforesaid property and to protect the interest of the owners with reasonable conditions.

A. No temporary dwelling, tent, shack, barn, or other out-building shall, at any time, be used for human habitation either temporary or permanently, with the exception of trailers.

B. Each building site shall be used for residential purposes only and no business shall be either temporarily or permanently located thereon.

C. No building or residence shall be erected nearer than thirty feet (30) from the front lot line.

D. No cess pool or other type sanitation device other than a septic tank shall be erected or maintained on any building site. Any septic tank so used shall meet minimum requirements. Provided, however, that the drainage field for any such tank shall be nearer than fifty (50) feet from any creek or lake.

E. No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

F. No noxious nor offensive trade or activity shall be carried on upon any building site nor shall any thing be done thereon which may be or may become an annoyance or nuisance to the neighborhood. There shall be no commercial or industrial use of any building, property, or building site.

(Continued on Next Page)