

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Protective Covenants Applicable to
TERRE BONNE

FEB 25 4 03 PM 1960

WHEREAS, There is situate in the County of Greenville, a subdivision known as TERRE BONNE.

WHEREAS, It is the desire and intent of the developer of said property which is shown by plat hereinafter referred to, that the entire property be restricted as to use, location, and character of building thereon.

NOW THEREFORE, To achieve these ends the developer hereby imposes the following conditions and covenants on the property shown as Terre Bonne, on the plat recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at page 125.

Article I. Effect of Covenants and Enforcement. The real property as shown upon the plat, reference to which has heretofore been made, shall be held, used, conveyed, transferred, and sold subject to the restrictions, covenants reservations, and easements herein set forth. These covenants and conditions shall be binding on all parties and all persons claiming under them, and are to run with the land for a period of thirty-five years from their effective date, and they shall be automatically extended for successive periods of twenty years unless there is executed an agreement signed by the majority of the owners of the lots, within all the sections or additions, then developed, of the subdivision "Terre Bonne", and duly recorded agreeing to: modify, add to delete, or completely abandon these restrictions.

If any of the parties hereto, or any of them, or their heirs, or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any portions of the real property shown on the Plat to which reference has heretofore been made or owning any portions of the real property that lies within any other addition or section of the subdivision "Terre Bonne" to prosecute any proceeding at law or in equity under these covenants.

Article II. Restrictions and Covenants. No land shall be used or occupied and no structure built within said subdivision except in conformance with the following:

A. Prohibited and Permitted Uses.

1. No professional office, business, trade or commercial activity of any kind shall be conducted on any building^{lot} or on any portion of any lot, block, or building site in said subdivision except that lot which is reserved on said plat.

2. No numbered lot except that lot reserved according to said plat shall be used except the following. No building shall be erected, altered, placed, or permitted to remain on any lot bther than the following:

- (a) One Single Family dwelling.
- (b) Accessory Buildings, including one private garage, private stable and servant's quarters, garage apartments are specifically prohibited. Servant's quarters shall be occupied only by such persons and their family as are employed full time by the occupants of the principal residence as household servants.
- (c) Temporary buildings for uses incidental to construction work, which building shall be removed upon completion or abandonment of the construction work.
- (d) No trailer shall be occupied upon any lot for sleeping or dwelling purposes. No signs or bulletin boards shall be permitted on any 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 a lot. No animals, livestock, or poultry of any kind, other than house pets and personal riding horses or ponies, shall be kept or maintained on any part of said property. This shall not be construed so as to permit any animals, livestock, or poultry, even though house

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