

PROTECTIVE COVENANTS APPLICABLE TO PLANTATION ESTATES,
-NEAR GREENVILLE, SOUTH CAROLINA

FILED
GREENVILLE CO. S.C.

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S.C.

These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them, until January 1, 1991, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the tracts it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating, or attempting to violate, any such covenants and either to prevent him or them from so doing, or to recover damages, or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A. These restrictions shall be applicable only to tracts numbered 1 through 14 and the unnumbered tract containing 1.505 acres, as shown on the plat hereinafter referred to.

B. Dwellings erected on any lots described in Paragraph A must contain at least fifteen hundred (1,500) square feet calculated on the outside measurement of the main body of the house, shall have either a double carport or a double garage (neither carport nor garage shall be included in the minimum square footage required above).

C. No building shall be located nearer to the front lot line than forty (40) feet.

D. No noxious or offensive trade or activity shall be carried on upon any tract nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

E. No trailer, tent, shack or other outbuilding, except a garage, shall be erected within the subdivision, nor shall at any time

(Continued on next page)

See Amendment to Protective Covenants for Book 824 Page 239