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GREENVILLE CO. S.C.
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RMC

STATE OF SOUTH CAROLINA)
) PROTECTIVE COVENANTS APPLICABLE TO
COUNTY OF GREENVILLE) OAKFERN SECTION TWO, COUNTY OF GREENVILLE, PLAT RECORDED IN PLAT BOOK 6H, PAGE 53.

PURPOSE OF RESTRICTIVE COVENANTS

The fundamental object and purpose of these restrictive covenants is to create a harmonious whole in the development or Subdivision, to prevent the building of any structure which would look odd, cheap or out of keeping, to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, to preserve the value of the property owned and developed by the owners of lots and tracts in the Subdivision and to secure to each lot or tract owner the full benefit and enjoyment of his home. Anything tending to detract from the attractiveness and value of the property for residence purposes will not be permitted.

The undersigned, being the owners of those lots located in the County of Greenville, State of South Carolina, in a subdivision known as Oakfern, Section Two, being all that piece, parcel or lot of land as shown on plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6H, at Page 53, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under them until January 1, 1993, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the lots, 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 proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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

USES PERMITTED AND PROHIBITED

(1) All lots in this subdivision or development shall be known and described as residential lots and shall be used exclusively for single family residential dwellings. No structure shall be erected, altered, placed or permitted to remain on any such lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars and servants quarters.

(2) No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence either temporarily or permanently. No structure of a temporary nature shall be used as a residence and no house trailer shall be placed on any lot either temporarily or permanently.

(3) No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants nor shall anything be done thereon which may be or become an annoyance, nuisance, or menance to the neighborhood. No lot or any part thereof shall be used for any business or commercial purpose not for any public purposes.

(4) All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.

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