

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
APR 22 1983
JONNE

W 1186-821

PROTECTIVE COVENANTS APPLICABLE
TO SAINT CHARLES PLACE

WHEREAS, the undersigned J. P. McGuire is the owner of certain property comprising some 3.38 acres, more or less, situate, lying and being on Saint Charles Place, said property being shown as Lot 50.2, Block 1 of Sheet 538.7 in the Greenville County Block Book Department, and is desirous of restricting said property in certain particulars in order to maintain a general uniform scheme of development of the premises,

NOW, THEREFORE, the said J. P. McGuire as the owner of the above referenced property does hereby impose the following restrictions and protective covenants thereon:

1. All lots within the property shall be known and described as residential property, and no structure shall be erected, altered, placed or permitted to remain on any said residential lot other than one single family dwelling containing a minimum living area of 1500 square feet, a private garage and other non-commercial out-buildings such as a child's play house, a small hobby greenhouse and structure of a like nature. The developer shall, notwithstanding any other provisions contained herein, be allowed to maintain temporary offices and storage on any lot while actively engaged in the division of the property into residential lots and construction thereon.

2. No noxious or offensive trade or activity shall be conducted upon any of the property nor shall anything be done thereon which may be or become an annoyance or nuisance to any other property owner in the development, and no property owner shall engage in any other activity which will result in the deposit or accumulation of trash, refuse, junk cars, debris or other objectionable matters on the premises. Additionally, no recreational vehicle, vehicle without current South Carolina registration or inspection stickers or any vehicle in excessive disrepair shall be allowed to be kept on said property unless properly garaged. Specifically, no large trucks or buses of any type

GCRC -----3AP2283 040

5.0000

280

280