

USES PERMITTED AND PROHIBITED

(1) Said 5.27 acre tract shall be used exclusively for commercial office park purposes. In addition thereto, said 5.27 acre tract shall be developed into not more than a maximum of five (5) building lots and/or tracts. No structure shall be erected on any tract other than one (1) building per tract with a minimum of four thousand (4,000) square feet of heated space on the ground level. Any structure or building shall be compatible, as to architecture and appearance with the other buildings to be constructed in the commercial office park development and shall be constructed of similar quality building materials. Each tract must be self-sufficient with respect to the drainage of its surface water and must have a minimum of 5.5 parking spaces per 1,000 square feet of building constructed thereon. Each tract must be self-sufficient as to utilities, including, but not limited to, water, gas, sewer, and electricity.

(2) The plans, specifications, and site plan, including the location and size of all signs for the development of any tract, shall require written consent of Greer Professional Park, A South Carolina General Partnership, its successors and assigns, which consent shall not be unreasonably withheld.

(3) The following types of businesses and buildings are the only uses permitted:

- A. Commercial Office Building
- B. Pharmacy within a Commercial Office Building, so long as said pharmacy shall not be a separate, free standing building

(4) No trailer, tent, shack, garage, or barn shall be erected upon said tract either temporarily or permanently.

(5) 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 menace to the development. In addition thereto, no animals shall be kept, maintained, or quartered on said tract.

(6) The parking lot, grassed areas and other common type areas of each building lot and/or tract, shall be maintained and groomed and kept in a neat appearance. All paved areas shall be properly striped and paved when necessary.

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