

GREENVILLE CO: S. C.

3809

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AUG 5 3 44 PM 1960

DECLARATION OF COVENANTS
RUNNING WITH THE LAND

CLERK OF COURTS
GREENVILLE, S. C.

The following restrictions, rights and conditions shall constitute covenants running with the land designated as Sections A, B, C, D and E on plat of proposed layout of McAlister Plaza, Greenville, South Carolina, prepared by Piedmont Engineering Service, recorded in Plat Book 200, page 155, but excluding a small portion of the southern end of Section B, more particularly described by reference to said plat as follows: Beginning at the southwestern corner of Section B as shown on said plat and proceeding thence in a northeasterly direction along the northwestern boundary of said section as shown on said plat 25 feet to a point; thence in a southeasterly direction in a line exactly perpendicular to said northwestern side, to the southeastern line of said section separating Section B and the right-of-way of Pleasantburg Drive; thence in a southwesterly direction along said southeastern side of Section B to the southeastern corner of Section B; thence in a northwesterly direction along the southwestern line of Section B to the point of beginning, said section herein described being in the shape of a trapezoid, and which section shall not be affected in any way by any declaration, restrictions, rights, conditions or covenants contained herein.

1. All lots contained in Sections A, B, C and D shall be used for office or office building purposes only, except that there shall be allowed one establishment in the nature of a snack bar, coffee house, tea room or restaurant of appropriate size, design and location, to be determined by the Architectural and Design Committee hereinafter designated. All lots contained in Section E shall be used for office or office building purposes and/or warehouses and accompanying facilities.

2. No building, structure or accompanying facility of any kind, including external signs or other forms of advertising, shall be erected, placed or altered on any part of said property, until plans, specifications, construction material and location have been approved in writing by the Architectural and Design Committee, hereinafter designated. Primary consideration in granting or refusing such approval shall be: Quality of design, workmanship, materials, harmony of external design with existing structures, and any other appropriate and reasonable considerations. If the Architectural and Design Committee, its successors and assigns, do not act on an application made to it for approval within thirty (30) days, such application shall be deemed approved.

3. No building shall be constructed or placed on said property unless such building has a minimum ground floor area of 3,000 square feet, except duplex buildings which shall have a minimum ground floor area of 2,000 square feet per unit. No part of any building, appurtenances thereto, or structure of any kind shall extend beyond the set back lines designated on said plat, either at the ground level or above, except entrances, canopies, walkways and driveways. Entrances, canopies and walkways may not exceed twenty-four (24) feet in width, and may extend normal to the front of the building and out to the street line. In Sections A and B, all buildings shall have a clearance from the side property lines on both sides equal to five (5) per cent of the frontage of the lot, but said side clearance shall not be less than five (5) feet.

4. Property owners shall landscape the property included within their property lines and shall maintain the premises in a neat and attractive condition.

5. No structure of a temporary character, including trailers, basements, tents, shacks, garages, barns or other outbuildings shall be used on any lot at any time, either temporarily or permanently, except as required for and during construction work.

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For Amendment of Covenants See Deed Book 677 Page 546