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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAR 18 9 59 AM '76
DONNIE S. TANKERSLEY
R.M.C.

RESTRICTIVE AND PROTECTIVE
COVENANTS for SUBDIVISION
known as COACHWOOD FOREST
PHASE 1

The following restrictions and protective covenants are here by imposed on all of that property located in the COACHWOOD FOREST SUB-DIVISION PHASE 1, Situated near the town of SIMPSONVILLE South Carolina. This property owned on the date of this instrument by the said William F. Finnell and recorded in the R. M. C. Office for Greenville County in Plat Book 5R on page 14 does hereby impose on the numbered lots shown on said plat the covenants and restrictions hereinafter set forth which shall be binding on all parties for a period of fifteen years and shall be automatically extended for successive like periods unless there is an instrument in writing executed by a majority of the then lot owners who, by agreement, may modify, amend or abandon these restrictions. Such owners agreement must be recorded in the R. M. C. office of Greenville County.

In the event any party or parties or any of them, their heirs or assigns, shall violate any one or more of the covenants herein contained it shall be lawful for any person or persons owning any numbered lot or portion of lot shown on the aforesaid plat to prosecute or institute any proceeding at law or in equity to enforce any or all of these covenants.

All lots appearing on the plat above referred to shall be used or occupied as follows and all structures built within said subdivision shall conform to the following:

(A) No business, trade or profession of any kind shall be conducted in any building constructed on any lot or portion thereof in said subdivision.

1. Single family dwelling, together with one private garage. Horse barn may be erected behind residence. Horses, ponies and small pets are permitted.
2. No trailer, mobile home, 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.
3. No dwellings constructed on these lots and or acreage shall have not less than one thousand five hundred (1500) square feet. In determining this floor space, carports attached garages, and porches shall not be included.
4. All dwellings must be of continuous construction and be completed in one year. The properties must be cleared of debris from building materials and trees cut down must be disposed of properly.
5. Noxious or offensive activity of any nature shall not be permitted on any lot nor shall anything be done which may be or later become an annoyance or nuisance to the neighborhood.
6. All sewer disposal shall be by septic tank meeting the approval of the State Board of Health until other suitable means of Sewer disposal is available.

IN WITNESS WHEREOF the said William F. Finnell has set his hand and seal this the 17th day of March 1976 A.D.

WITNESSES

Charles Kellett

Mike Moore

William F. Finnell
William F. Finnell

Grace Colman Finnell
Notary Public for South Carolina
My commission expires Nov 6 1982

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