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CONNIE S. TAN
R.M.C.

RESTRICTIVE COVENANTS FOR COACHWOOD FOREST
PHASE II
GREENVILLE, SOUTH CAROLINA

The undersigned, being the owner of all lots and tracts of land shown plat of subdivision known as COACHWOOD FOREST, property of William and Grace Finnell, said plat prepared by _____ and said plat being recorded in the office of the R.M.C. for Greenville County in Plat Book _____ page _____, does hereby impose on the lots and tracts shown on said plat the covenants and restrictions hereinafter set forth which shall be binding on all parties and all persons claiming under them until January 1, 2000, at which time said covenants shall be automatically extended for successive periods of ten 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.

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:

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

2. Single family dwelling, together with one private garage. Horse barn may be erected behind residence. Horses, poultry and small pets are permitted.

3. 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

	* 56	PAGE	71	—	+	J.L.MONTGOMERY	III
DEED -	1050	"	649	—		"	
	5X	"	85	—		WOLF & HUSKEY	
	6A	"	83	—		"	"
	6M	"	57	—		"	"
	6Q	"	19	—		"	"

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temporary nature shall be placed on any lot either temporarily or permanently.

4. Each home must be submitted to the architectural committee for the approval of plans.

5. Each residence must be constructed at the "set-back line" approved by the Architectural Committee.

6. No inoperative vehicles shall be allowed to remain on any lot at any time.

7. No dwellings constructed on these lots and or acreage shall have less than fifteen hundred square feet (1500). In determining this floor space, carports, attached garages, and porches shall not be included.

8. All dwellings must be of continuous construction and be completed within one year. The properties must be cleared of debris from building materials and trees cut down must be disposed of properly.

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

A greivance board is hereby established at the time of these restrictions, composed of the following persons: Arthur P. McConnell, II, Walter Gunnells and William F. Finnell, Jr., or their successors.

APPROVAL OF PLANS

1. The Architectural Committee for this subdivision shall be composed of: William F. Finnell, William F. Finnell, Jr., George D. Finnell. The above committee will be in effect for the first one hundred homes or six years, then a new committee will be elected by the owners of land in COACHWOOD FOREST. In the event of a vacancy on the Architectural Committee or the failure or inability of any member to act, the vacancy shall be filled temporarily or permanently as may be necessary by appointment by the Board of Directors of The Finnell Construction Co., Ltd.

2. No improvements shall be erected, placed, altered or changed on any lot in this subdivision until and unless the building plans,

specifications and plot plan showing the proposed type of construction, exterior design and location of such residence have been approved in writing by the Architectural Committee as to conformity and harmony of external design and consistence of plan with existing residences on other lots in the subdivision and as to the location or the structure with respect to topography and finished ground elevation.

3. In order to prevent several duplications of buildings or improvements to be constructed in this subdivision, the Committee is vested with full authority to approve or disapprove plans for the construction.

4. Upon the approval by the Committee of any proposed construction or alteration, the Committee shall issue to the applicant a written permit. No Construction or alteration shall be carried on until and unless such permit is obtained.

IN WITNESS WHEREOF the said William F. Finnell, President of Finnell Construction Co. Ltd., owner and developer of COACHWOOD FOREST, has set his hand and seal this first day of January, 1978.

William F. Finnell
William F. Finnell

WITNESSES:

Walter D. Surralls

Arthur P. McConnell II

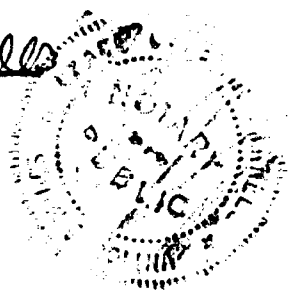
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED WITNESS AND MADE OATH THAT HE SAW THE WITHIN NAMED WILLIAM E. FINNELL, SIGN AND SEAL THE WITHIN WRITTEN INSTRUMENT AND THAT HE, TOGETHER WITH THE OTHER WITNESS SUBSCRIBED ABOVE WITNESSED THE EXECUTION THEREOF.

Sworn to before me this
1st day of January, 1978

Grace C. Finnell
Notary Public for South Carolina
My commission expires 11-6-82

Walter D. Surralls



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