

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRAND JUROR
JULY 10 19 79
JAMES W. WILKINS
R.M.C.

Vol 1105-521

Building restrictions or protective covenants applicable to 48 acres shown on plat of Rocky Creek Acres prepared by Freeland and Associates on June 22, 1979 and recorded in the RMC office for Greenville County in Plat 7-C at Page 32.

The following building restrictions or protective covenants are hereby imposed on the 48 acres shown on a plat of Rocky Creek Acres recorded in Plat Book 7-C at Page 32 in the RMC office for Greenville County, South Carolina.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1989, at which time said covenants shall be automatically extended for successive period 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.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development of subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

1. All property within the tract shall be known and described as residential property. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half stores in height, a private garage, guest house, and other non-commercial outbuildings such as a child's play house, a small hobby greenhouse and structures of a like nature.
2. No noxious or offensive trade or activity shall be carried on upon any of the property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No business, trade or commercial activity of any kind shall be conducted in any building or on any portion of any of the property.
3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
4. The ground floor area of the main structure, exclusive of one story open porches and garages on all other plots, shall be not less than 2,500 square feet in the case of a one-story structure nor less than 1,500 square feet on the first floor in the case of a one and one-half, two or two and one-half story structure.
5. No building shall be located nearer to the adjoining street or streets than 75 feet. No building shall be located nearer to any side or rear lot line than the distance represented by ten (10%) per cent of the average width of such lot. The main structure erected on any plot shall face the street on which such plot faces.
6. A 10 foot easement is reserved along all lot lines for drainage and utility installation and maintenance; provided, however, that when more than one lot shall be used as a site for only one residence, the aforesaid 10 foot easement shall apply only with respect to the exterior side and rear lines of such consolidated lot.
7. All sewerage disposal shall be by a system approved by the appropriate public health authorities, including the South Carolina Pollution Control Authority.

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