

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) RESTRICTIVE COVENANTS
) CANEBRAKE PHASE II, SHEET 1
) LOTS 152 THROUGH 211, PLAT BOOK 7C, PAGE 69

FILED
GREENVILLE CO. S.C.
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CONNIE S. TANKERSLEY
R.M.C.

The undersigned, College Properties, Inc., the owner of all lots in a subdivision known as Canebrake Phase II as more fully shown on two separate plats (Sheet 1 and Sheet 2) now recorded or being recorded in the RMC Office for Greenville County, does hereby impose on Lots 152 through 211, inclusive, according to plat of Canebrake II, Sheet 1, dated June, 1979, and recorded in the RMC Office for Greenville County on August 9, 1979 in PLAT BOOK 7C AT PAGE 69, the covenants and restrictions hereinafter set forth which shall be binding on all parties and all persons claiming under them until the first day of September, 2009, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots it is agreed to change or abrogate said covenants in whole or in part. In such vote each lot shall be entitled to one vote and only one vote, irrespective of ownership.

If the undersigned, its successors or assigns, any lot owner in said subdivision or anyone else, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons owning any lot situated in said development or 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 doing or to recover damages or dues for such violation.

Invalidation of any one of these covenants shall in no wise affect any of the other provisions which shall remain in full force and effect.

I.

PURPOSE OF RESTRICTIVE COVENANTS

1.1 The fundamental object and purpose of these restrictive covenants is to create a harmonious whole in the development or subdivision, to prevent the building of any structure which would be out-of-keeping with the other dwellings, to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, to preserve the value of the property owned and developed by the owners of lots in the subdivision and to secure to each lot owner the full benefit and enjoyment of his home.

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