STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS APPLICABLE TO
SPARTAN PLACE SUBDIVISION

For your protection as a homeowner these restrictions and covenants have been provided. These restrictions are applicable to the numbered lots appeariong on the plat entitled SPARTAN PLACE, made by Dalton & Neves Co., Inc., Engineers, dated November, 1983, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-M, at page 1, said plat having been approved by the Greenville County Planning Commission and being recorded as set out above.

I. USES PERMITTED AND PROHIBITED:

1. All numbered lots shall be used exclusively for single family residential dwellings.

2. No trailer, 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 house trailer shall be placed on any lot either temporarily or permanently. Any camping trailer and/or similar equipment used for the personal enjoyment of a resident of a lot shall at all times be parked to the rear of the dwelling and shall not be parked in the front or side thereof. Such equipment shall be at all times neatly stored and positioned to be inconspicuous. No tree houses or play houses shall be erected on any lot unless previously approved in writing by the Architectural Committee.

4. All non-residence outbuildings, including detached garages and storage buildings of all kinds, shall not be constructed of metal, but must conform in general architecture to the main dwelling and shall be erected only after written approval is obtained from the Architectural Committee.

5. No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood. No numbered lot or any part thereof shall be used for any business or commercial purpose or for any public purpose.

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

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