

REC'D
S. C.
PU '79

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RESTRICTIVE COVENANTS
PALMETTO DOWNS, SECTION II
PLAT BOOK 7C, PAGE 26

KNOW ALL MEN BY THESE PRESENTS, that The Fortis Corporation does hereby covenant and agree to and with all persons, firms and corporations now owning or hereafter acquiring any numbered lot in Section II of Palmetto Downs, Greenville County, South Carolina, as shown on plat recorded in Plat Book 7C at Page 26 in the RMC Office for Greenville County, South Carolina, that said numbered lots are hereby subjected to the following restrictions as to use thereof, and the said restrictions are to run with the said property, and every part thereof, by whomsoever owned, to-wit:

1. LAND USE: All lots shall be for residential use and no part of any lot shall be used for public streets, roads or alleys.
2. BUILDING SETBACK: No building shall be located on any lot nearer to the front line than the minimum building setback lines shown on the recorded plat hereinabove referred to.
3. EASEMENTS: Easements for the installation and maintenance of utilities and drainage are reserved in the development as set forth on the aforementioned subdivision plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction or obstruct or retard the flow of drainage channels in the easements. The easements area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. The Fortis Corporation reserves the right to create and impose additional easements or rights of way over any unsold lot or lots for street, drainage and utility installation purposes by the recording of appropriate instruments and such shall not be construed to invalidate any of these covenants.
4. BUILDING TYPE: No building shall be erected, altered, placed or permitted to remain on any lot other than a detached, single family dwelling not to exceed two stories in height and a private garage for not more than two automobiles.
5. PLANS AND SPECIFICATIONS: All plans, specifications and builders for the construction of a residence on said lots must first be approved in writing by The Fortis Corporation.
6. TEMPORARY STRUCTURES: No trailer, basement, tent, shack, garage, barn, outbuilding or any structure of a temporary character erected on the lots shall at any time be used as a residence temporarily or permanently. Camping trailers may be parked on said lots only if said trailer is owned by the homeowner.
7. PREMANUFACTURED STRUCTURES: No shell homes shall be constructed on any lot in the subdivision.
8. NUISANCES: No business, professional clinic or

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