

FILED
RECORDS & CO. S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
RESTRICTIVE COVENANTS
JAMES D. CASTEEL
MARGARET CASTEEL

The undersigned, James D. Casteel and Margaret Casteel, hereinafter known as "Declarants," the owners of all lots and tracts of land shown on plat of subdivision known as RIVER RIDGE, dated _____, and recorded in the RMC Office for Greenville County in Plat Book 7-0 at Page 56, deem it in the best interest of themselves and future owners of said property to subject said property to the protective covenants, restrictions, reservations, servitudes and easements hereinafter set forth, each and all of which is and are for the benefit of said property and of each present and future owner thereof or any part thereof and shall inure to the benefit of and pass with said property and each and every part thereof and shall apply to and bind every present and future owner of said property or any part thereof and their, and each of their heirs, successors and assigns. This Declaration supercedes those Restrictive Covenants and Easements recorded in the RMC Office for Greenville County in Deed Book 1097 at Page 835 and Deed Book 1109 at Page 479 and said Restrictive Covenants and Easements shall henceforth be deemed null and void.

NOW, THEREFORE, Declarants, as owners, hereby declare that the real property hereinabove described is and shall be held, transferred, sold, conveyed, used and occupied subject to the covenants, restrictions, reservations, servitudes and easements hereinafter set forth.

I.

GENERAL PURPOSE OF COVENANTS

The real property hereinabove described is subject to the covenants, restrictions, reservations, servitudes and easements hereby declared to insure the best use and the most appropriate development and improvement of each lot thereof; to protect the owners of lots against such improper use of surrounding lots as will depreciate the value of their property; to preserve so far as practicable the natural beauty of said property; to guard against the erection thereof of poorly designed or proportioned structures built of improper or unsuitable materials; to obtain harmonious architectural schemes; to insure the highest and best development of said property, to encourage and secure the erection of attractive homes thereon with appropriate locations thereof on lots; to prevent haphazard and unharmonious improvement of lots; to secure and maintain proper setbacks

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