

FILED  
GREENVILLE CO. S. C.  
STATE OF SOUTH CAROLINA SEP 10 3 21 PM '80  
COUNTY OF GREENVILLE DONNIE S. YANKERSLEY  
R.H.C. RESTRICTIVE COVENANTS

The undersigned, Integral Spa, Inc., hereinafter known as "Declarant", the owner of all lots and tracts of land shown on plat entitled "Integral Spa", dated November 8, 1979, and recorded in the R.M.C. Office for Greenville County in Plat Book 7-C, at Page 94, hereby declares that the real property shown on said plat 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 prevent haphazard and unharmonious improvement of lots; to secure and maintain proper setbacks from the street shown on said plat and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property and thereby enhance the value of investments made by the purchasers of lots therein.

All uses and requirements shall be approved by any and all appropriate governmental authorities having jurisdiction thereof.

## II.

USES PROHIBITED AND PERMITTED - SINGLE FAMILY UNITS

1. Said property shall not be used nor shall any portion thereof be used for any purpose other than residence purposes as a vacation retreat and not for permanent dwellings.