

FILED
GREENVILLE CO. S.C.

1153-921

AUG 21 4 04 PM '81

JOHN S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RESTRICTIVE COVENANTS
APPLICABLE TO
IVY GLEN PROPERTIES

The undersigned, being the owners of all of those pieces, parcels and lots of land as shown and designated as Lots 1 through 10, Ivy Glen Properties, on a plat recorded in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Plat Book 8-N at Page 64, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and persons claiming under them until January 1, 2001, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless by vote of a majority of the then owners of all tracts, it is agreed to change the covenants in whole or in part. These restrictions may be amended, changed, or altered prior to January 1, 2001, by a unanimous vote of the then owners of all of said tracts.

1. This property shall be used solely and exclusively for single family residential purposes and no commercial activity shall be located on the property.

2. No lot shall be recut to a smaller size so that it does not contain at least five (5) acres when so recut. Nothing herein contained shall be construed to prohibit the use of more than one lot or one lot and a portion of another lot as a single residential building site, providing that said lots, when so formed, would otherwise meet the requirements as contained herein as to lot size and setback limitations.

3. No structure shall be located on any lot nearer than 75 feet from the private road shown on the plat of Ivy Glen Properties as set forth above.

4. All sewage disposal shall be by septic tank until municipal sewerage disposal is available and must meet the approval of

APR 19 1981

J.C.F.
G.B.J.
mcp
TKB

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