

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE  
 R 83-165

FILED  
 GREENVILLE CO. S. C.  
 NOV 3 11 38 AM '83  
 DONNIE S. TANKERSLEY  
 R.M.C.

BUILDING RESTRICTIONS

WHEREAS, Luis F. Moreno is the owner of all that certain real estate in Greenville County, South Carolina, being shown as the Property of Luis F. Moreno on a plat made by Robert R. Spearman, Registered Land Surveyor, dated February 10, 1983, and recorded in the Office of the Clerk of Court for Greenville County, South Carolina, in Plat Book 9-W at page 6; and,

WHEREAS, Luis F. Moreno desires to develop said property in accordance with a uniform plan of development;

NOW, THEREFORE, for an in consideration of the mutual covenants herein contained for the benefit of Luis F. Moreno and the future owners of said property, the following covenants and restrictions upon the sale, transfer and use of the above described property are hereby imposed, to-wit:

- (1) All lots shall be used exclusively for single-family residential dwellings.
- (2) No residence containing less than 1200 square feet of floor space, exclusive of porches.
- (3) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, either temporarily or permanently.
- (4) No trade or business shall be carried on on any lot. No noxious or offensive activities shall be carried on on any lot nor shall anything be done which may be or become a nuisance or an annoyance to the neighborhood. No junked automobiles, refuse or house trailers shall be permitted to remain on any lot, either temporarily or permanently.
- (5) Sewerage disposal systems complying with the specifications of the South Carolina State Board of Health.
- (6) An easement is hereby reserved to lay and place sewer, gas, water pipelines, telephone, telegraph and electric lights, cable TV, satellite disk TV, or other communication

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