

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE))
PROTECTIVE COVENANTS APPLICABLE
to
RUSSTON PLACE

WHEREAS, it is the desire of SMITH & STEELE BUILDERS, INC., Developer of a subdivision known as RUSSTON PLACE, as shown upon a Plat dated December 28, 1983, prepared by C. O. Riddle, Surveyor, and recorded January 5, 1984, in the RMC Office for Greenville County in Plat Book 9-W, at Page 73, to restrict the use of lots in the subdivision and to further impose certain restrictions, covenants, reservations and easements.

NOW THEREFORE, the following covenants and conditions are imposed upon this property.

ARTICLE I.

The numbered lots as shown upon the aforesaid Plat shall be held, used, conveyed, transferred and sold subject to the within restrictions, covenants, reservations and easements. These shall be binding upon all parties or persons claiming under them and shall run with the land for a period of 35 years, and then automatically extended for successive periods of 20 years unless there is executed a written instrument duly recorded in which the majority of the lot owners agree to modify, amend or abandon these restrictions.

If any of the parties hereto, or any of them, their heirs or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person owning any lot shown on the aforesid Plat to prosecute any proceeding at law or in equity under these covenants.

No numbered lot shall be used or occupied and no structure built within said subdivision except in conformance with the following:

1. No professional office, business, trade or commercial activity of any kind shall be conducted in any building on any numbered lot or upon any portion of any numbered lot.
2. No such lot shall be used except for the following, and no building shall be erected, altered, placed or permitted to remain on any such lot other than the following:
 - a. One single-family dwelling.
 - b. Accessory buildings, including one private garage. Garage apartments are specifically prohibited.
 - c. Temporary buildings for uses incidental to construction work, which building shall be removed upon completion or abandonment of the construction work.
 - d. No trailer, baseament, tent, shack, garage, barn or other outbuilding erected on the tract shall be used at any time as a residence, temporarily or peraa- nently, nor shall any structure of a temporary character be used as a residence. No fence shall be placed nearer the street than the building line as shown on the plat.
 - e. No heavy truck or trailer shall be parked on any lot in the subdivision at any time, except for purposes of loading and unloading; no house trailer, disabled vehicle, or unsightly machinery or junk, shall be placed on any lot, either teaporarily or peraa- nently, and the Architectural Control Comaittee, at

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