

CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS AFFECTING PROPERTY OF  
IMOGENE T. OSTEEN AND DAVID W. OSTEEN.

This Declaration, made this 21st day of July, 1955 by Imogene T. Osteen and David W. Osteen, the aforesaid owners, hereinafter called the Declarents.

W I T N E S S E T H

WHEREAS, Declarents are the owners of the real property described in Clause I of this Declaration, and are desirous of subjecting the real property described in said Clause I to the Restrictions, Covenants, Reservations, Easements hereinafter set forth, each and all of which are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof.

NOW THEREFORE, the Declarents declare that the real property described in and referred to in Clause I hereof shall be held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations easements and charges hereinafter set forth.

CLAUSE I.

Property Subject to this Declaration

The property subject to this Declaration is shown on a plat of Hart Valley Haven prepared by J. C. Hill, LS, dated March 10, 1955 and being recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book EE at page 137. The Declarents may, from time to time, subject additional property to the conditions, restrictions, covenants, and reservations herein set forth by appropriate reference thereto if it be desired to subdivide and develop any of the adjacent property now owned by the Declarents but not shown on the aforesaid plat.

CLAUSE II.

General Purpose of Conditions

General purpose of conditions, restrictions, etc. hereinafter set forth are to require a general unified harmonious development of the aforesaid property and to protect the interest of the owners with reasonable conditions.

A. No temporary dwelling, trailer, tent, shack, barn or other outbuilding shall, at any time, be used for human habitation either temporary or permanently.

B. Each building site shall be used for residential purposes only and no business shall be either temporarily or permanently located thereon.

C. No building or residence shall be erected nearer than forty feet (40) from the front lot line.

D. No cess pool or other type sanitation device other than a septic tank shall be erected or maintained on any building site. Any septic tank so used shall meet minimum requirements. <sup>provided,</sup> however, that the drainage field for any such tank shall be nearer than fifty (50) feet from any creek or creeks.

E. No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

F. No noxious nor offensive trade or activity shall be carried on upon any building site nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. There shall be no commercial or industrial use of any building, property, or building site.

G. Invalidation of any one of these covenants or any part thereof by judgments or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS OUR HANDS AND SEALS at Greenville, S. C. this  
21st day of July, 1955.

In presence of:

Leo H. Hill

David W. Osteen  
David W. Osteen

Imogene T. Osteen  
Imogene T. Osteen

Margaret E. Marshbanks