

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 5 12 27 PM

RESTRICTIVE AND PROTECTIVE
COVENANTS APPLICABLE TO
PROPERTY OF J. C. JARRARD,
ENTITLED BATES ROAD DEVELOPMENT,
RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE
COUNTY IN PLAT BOOK ZZ AT
PAGE 104, SITUATED AT
MARIETTA, SOUTH CAROLINA

OLLIE FARNSWORTH
R.M.C.

1. The following protective covenants are hereby imposed by the undersigned, owners of all lots in said subdivision entitled Bates Road Development, property of J. C. Jarrard, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book ZZ at page 104. These covenants are to run with the land and shall be binding upon all persons claiming under them until December 30, 1981, at which time said covenants shall be automatically extended for successive periods of ten years, unless, an instruments adopted by vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed of record.
2. If the parties hereto or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or and either to prevent him or them from so doing or to recover damages or to other dues for such violations.
3. Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. All lots shall be residential lots; no dwelling shall be erected on said lots which has a floor space of less than 800 square feet; all dwellings shall be of modern type construction with exterior of brick, frame, asbestos siding or other approved type exterior.
5. No outbuilding shall be erected other than the main dwelling except that a small building for storage or other such use is permissible on rear portion of lot.
6. All sewerage disposal shall be by septic tank, until municipal sewerage disposal is available, meeting the approval of the local and state boards of health.
7. No livestock, cattle, swine, sheep, goats, or other such animals of similiar breed shall be permitted to be kept on any lots. Likewise, no chickens, ducks, geese or other such fowls shall be permitted or kept on any of said lots, except that fowls may be maintained in a limited number, not in excess of 25, for the purpose of being consumed by the family residing of said lot.
8. Easements for utility installation and maintenance are reserved over and across each of the four sides of all lots.
9. No noxious or offensive trade or activity shall be carried on upon any lots, nor shall anything be done thereon which may be or become an annoyance or become an annoyance to the neighborhood.
10. The right is reserved to lay or place or authorize the laying or placing of sewer, gas and water pipes, telephone, telegraph and electric light poles on any of the streets and alleys shown on said plat, or thereafter cut, in said subdivision without compensation or consent of any lot owner and an easement for the installation and maintenance of

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