

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

DONNIE S. TANKERSLEY
R.M.C.

RESTRICTIVE COVENANTS

COUNTY OF GREENVILLE

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FOR "RUSTIC ESTATES"

The undersigned, Community Properties, Inc., a South Carolina Corporation, the owner of all lots and tracts of land shown on plat of subdivision known as RUSTIC ESTATES, dated April 16, 1974, and recorded in the R. M. C. Office for Greenville County in Plat Book 4R at Page 71 does hereby impose on the numbered lots shown on said plat the covenants and restrictions hereinafter set forth which shall be binding on all parties and all persons claiming under them until July 1, 1999, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed in writing to change or abrogate said covenants in whole or in part. In such vote, each lot shall be entitled to one vote and only one vote, irrespective of ownership.

If the undersigned, its successors or assigns, any lot owner in said subdivision, or anyone else, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons owning any lot 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 and either to prevent him or them from doing so or to recover damages or dues for such violation.

Invalidation of any one of these covenants shall in no wise affect any of the other provisions which shall remain in full force and effect.

I.

PURPOSE OF RESTRICTIVE COVENANTS

The fundamental object and purpose of these restrictive covenants is to create a harmonious whole in the development or subdivision, to prevent the building of any structure which would look odd, cheap, or out-of-keeping, to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the

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