

STATE OF SOUTH CAROLINA)
) RESTRICTIVE COVENANTS
COUNTY OF GREENVILLE) OF
) GILDER CREEK PROPERTIES

The undersigned, owner of approximately 436 acres, more or less, situate and lying in Greenville County, South Carolina and described as Tract I and Tract II on Appendix A attached hereto and incorporated herein by reference thereto, do hereby impose on said property the restrictive covenants hereinafter set forth:

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1. The property shall be used solely and exclusively for single-family residential dwelling and/or agricultural purposes.
2. No building or dwelling, except a building used for farm purposes, shall be erected on any part of the property which does not have, if a single-story dwelling, a minimum heated floor area of 1,500 square feet and if a two-story dwelling, a minimum heated floor area of 2,000 square feet. In determining compliance with the required floor area, open porches, screen porches, unfinished basements and garages shall be excluded.
3. It is not intended to restrict the normal use of the property for farming, dairying, forestry, cattle raising, horse raising and riding, playgrounds, parks or other non-commercial recreational uses and its specifically agreed that such activities shall be carried on by owners of the property.
4. No house trailer or mobile home shall be permitted on any portion of the property to be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
5. The portion of Tract II fronting 429 ± feet on the Jonesville Road and outlined in red as shown on plat of property of Gilder Creek Properties, dated November 4, 1977, prepared by James Ralph Freeland, R.L.S., and recorded in the R. M. C. Office for Greenville, South Carolina in Plat Book 6-C RSB at Page 944⁹⁵ as well as the tract containing 73.29 acres and the tract containing 38.0 acres as shown on said plat shall not be subdivided into lots containing less

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