

GREENVILLE COUNTY, S.C.  
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COUNTY CLERK

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) RESTRICTIVE AND PROTECTIVE  
COVENANTS FOR TERRA PINES  
SECTION # 5

These restrictions and protective covenants are applicable to the numbered lots as shown on a plat of Terra Pines Section 5 as recorded in the RMC Office for Greenville County in Plat Book 6H, page 60.

A. USES PERMITTED AND PROHIBITED

1. All numbered lots shall be used exclusively for single family residential dwellings.
2. No house trailer, basement, tent, shack, garage, barn or other outbuildings erected upon any lot shall at any time be used as a residence either temporarily or permanently. No structure of a temporary nature shall be used as a residence.
3. No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood. No numbered lot or any part thereof shall be used for any business or commercial purpose or for any public purpose.
4. No animals shall be kept, maintained or quartered on any lot except that cats, dogs, and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants.
5. The total area of all driveways shall be paved by plant mix concrete or asphalt.

B. SETBACKS, LOCATION AND SIZE OF IMPROVEMENTS AND LOTS

1. No building shall be erected on any lot nearer to the front lot line than the building setback line as shown on the recorded Plat. No residence shall be nearer to any side lot line than a distance equal to 10% of the width of the lot measured at the building setback line.

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