

GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS

For your protection as a homeowner, these restrictions and covenants have been provided. These restrictions are applicable to the lots appearing on the plat entitled "Property of Mr. Rick Fairbanks", prepared by Arbor Engineering, dated July 10, 1978, 1978, approved by the County Planning Commission on _____, with said plat being of record in the Office of the RMC for Greenville County, South Carolina in Plat Book 6-M at Page 96.

1. All numbered lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one or more detached single family dwellings not to exceed two and one-half stories in height, a private garage, domestic employee's quarters and guest house. No other out-building of any type shall be erected or altered without the written approval of the Architectural Committee.
2. No building, including the dwellings, guest house, detached garages and out-buildings shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plans showing the locations and orientation of such building have been approved in writing by the Grantor as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation. In the event the Grantor fails to approve or disapprove such design or location within thirty days after such plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant shall be deemed to have been fully complied with.
3. All sewerage disposal shall be by septic tanks until such time as public sewerage disposal facilities shall be available or other underground disposal facilities approved by the appropriate public health authorities.
4. In addition to drainage easements shown on the recorded plat a five-foot easement is reserved along all lot lines for drainage and utility installation and maintenance: provided, that when more than one lot shall be used as a site for only one residence, the aforesaid five-foot easement shall apply only with respect to the exterior lines of such consolidated lot.

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