

STATE OF SOUTH CAROLINA X
COUNTY OF GREENVILLE X

PROTECTIVE COVENANTS APPLICABLE TO
HOLLY TREE PLANTATION, PHASE III,
SECTION II, as shown on plat dated
April 3, 1979 and recorded in Plat
Book 7-C at page 27 in
the RMC Office for Greenville County

FILED
GREENVILLE CO. S. C.
MAY 30 10 27 AM '79
DORRIS S. TAYLOR
C.R.M.

WHEREAS Donald E. Franklin is the owner of all lots shown on
the aforementioned plat of Holly Tree Plantation, Phase III, Section II,
recorded in Plat Book 7-C at page 27 in the RMC Office for
Greenville County, and

WHEREAS, Donald E. Franklin proposes to develop said property
and maintain therein a general uniform scheme of quality construction
and alignment in the construction, placement and design of improve-
ments to be built upon subject property;

NOW, THEREFORE, know all men by these presents that herein
Donald E. Franklin does hereby impose on all lots in the aforesaid
Holly Tree Plantation, Phase III, Section II Subdivision those cer-
tain protective covenants applicable to a subdivision known as Holly
Tree Plantation, which covenants have been recorded in the RMC Office
for Greenville County in Deed Book 977 at page 583 through page 600
inclusively, and in Deed Book 999 at pages 667 and 668, and said
protective covenants are hereby adopted in full and are imposed upon
all lots in Holly Tree Plantation, Phase III, Section II Subdivision
with the following exceptions:

1. Paragraph 2.2 of Article II is amended to read as follows:

2.2 Use of Single Family Residences. All numbered lots
as herein defined shall be used exclusively for a single family resi-
dence and for residential and domestic purposes connected therewith
not specifically prohibited by the terms of these covenants, provided,
however, that nothing herein shall be construed to prevent Donald E.
Franklin from maintaining temporary field offices and storage on any
lot while the subdivision is being developed.

2. Paragraph 2.5 of Article II is hereby amended as follows:

2.5. Square Footage Minimums. No residence or dwelling
shall be constructed on any numbered lot shown on the aforementioned
Holly Tree Plantation, Phase III, Section II plat, recorded in Plat
Book 7-C at 27, containing less than 1800 square feet
of floor space, exclusive of porches, screened and unscreened, garages
and breezeways.

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