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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

WANNERSLEY  
R.M.C.

RESTRICTIVE COVENANTS  
AND EASEMENTS

Whereas, there exists certain Restrictive Covenants and Easements pertaining to 149.87 acres known as River Ridge Sub-division and said covenants and easements were duly recorded in the Greenville county Courthouse on March 5, 1979 in Vol. 1097 pages 835, 836, 837, and 838 and whereas the undersigned James D. Casteel owner of the therein described premises is desirous of further restricting the use of said premises:

Now, there, it is covenanted and declared:

1. The following restrictive covenants and easements are to be attached to and become a part of the above described covenants and easements.

2. All telephone lines and electric power lines on the property shall be under ground except those lines presently overhead and running along Cherokee Lane ( a public road ) and the Duke Power high voltage lines that cross lot number one. All charges made by the utility companies to run said lines under ground along the road to each lot will be at the expense of James D. Casteel. Running the lines under ground on a lot shall be at the expense of the individual owner of said lot.

3. Until more than one half of the lots are sold James D. Casteel shall serve as a governing and architectural committee, whose duties shall be;

(A) inspection and approval or rejection of building plans and construction of all buildings on the said property in accordance with the restrictive covenants.

(B) supervision of road maintenance and collection of each property owners pro-rata share of said road maintenance.

4. When more than one-half of the lots are sold the property owners can form a home owners association ( in the form of a non-profit corporation ) with each lot having one vote. Said members of the association shall then elect a three member governing and architectural committee.

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