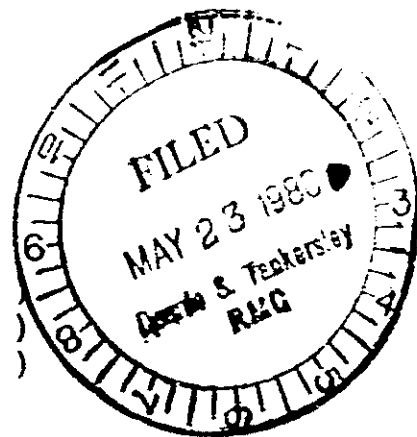


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1128 PAGE 289

CONDITIONS, COVENANTS, RESTRICTIONS AND RESERVATIONS
APPLYING TO A SUBDIVISION KNOWN AS ROLLING MEADOWS
ESTATES, OWNED BY CLARK L. VERDIN, SHOWN ON PLAT MADE
BY JAMES V. GREGORY, R.L.S., DATED APRIL 11, 1980, AND
RECORDED IN PLAT BOOK 7, PAGES 8 AND 9, R.M.C. OFFICE
FOR GREENVILLE COUNTY.

WHEREAS, Clark L. Verdin is the owner of a tract of land lying in the County of Greenville, State of South Carolina, and shown on plat of Rolling Meadows Estates, said plat made by James V. Gregory, R.L.S., dated April 11, 1980, and recorded in Plat Book 7, pages 8 and 9, RMC Office for Greenville County, and

WHEREAS, he has subdivided the tract for development as a residential suburb:

NOW, in consideration of the mutual advantages deriving therefrom, the undersigned, Clark L. Verdin, for himself, his heirs, executors, administrators and assigns, covenants and agrees as follows:

1. All lots and tracts of land shown upon the plat herein referred to shall be known and described as residential property.
2. No tract of land can be re-subdivided which would result in a lot being less than 1.5 acres in size.
3. Each residence erected upon the property shall contain a minimum of 1,200 square feet of heated floor space. Single-family dwellings only are permitted except for one detached guest house or servants quarters or other outbuildings.
4. All outbuildings must be built behind the main residence.
5. No tract or lot herein referred to may be used for commercial chicken farming or hog farming. Tracts containing 1.5 acres or more may be used for agricultural purposes.
6. All buildings erected upon the property subject to these restrictions must observe a setback line, shown on plat, from county road right-of-way and highway right-of-way and no building shall be closer than fifteen (15) feet to any adjoining property line.
7. All septic tanks located upon the property are to be approved by County Health Department officials.
8. No vehicle which does not have a current license tag upon it may remain on the premises for more than thirty (30) days.
9. Cement blocks shall not be used unless the exterior walls are stuccoed or faced with brick.
10. No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood.
11. No trailer, mobile home, basement, tent, shack, barn or other outbuilding erected on the lot shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary nature be permitted.

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