

GREENVILLE
JAN 18 4 10 PM '83
JOHN W. BANKERSLEY
R.M.C.

PROTECTIVE COVENANTS FOR
RESTRICTIONS OF
WOODRUFF OAKS PARK
GREENVILLE, S.C.

VOL 1181 PAGE 55

The following covenants and restrictions are imposed on the Subdivision known as Woodruff Oaks Park by the undersigned who are the owners and developers. The subdivision is shown on the plat prepared by C. O. Riddle, to be recorded in the R.M.C. office for Greenville County, South Carolina

These covenants and restrictions shall be binding on all parties and persons claiming under them until January 1, 2003, at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless by vote of majority of the then owners of the lots it is agreed to change or abrogate said covenants and restrictions in whole or part.

It is understood that these restrictions are imposed for the benefit of the undersigned, their heirs, assigns and successors and invalidation of any one of these restrictions by judgement, court order or otherwise shall not affect in any manner any other provision or restriction.

1. All lots in this subdivision as shown on the referenced plat are subject to the Greenville County Zoning Ordinance, Section 5:11-I-1, Industrial District as further restricted by these covenants and restrictions.

2. Sewage disposal is to be by septic tank only and therefore no building, plant or process can be located on the lots which requires disposal of liquid waste in any manner or form. Only sanitary waste can be disposed of in septic tanks. All septic tanks are to be installed in accordance with governing codes and authorities.

3. No building shall be erected, trees removed or other disturbance of the land be made until a site drainage plan, complete building plan and specification and description of use are submitted to the committee composed of Venture III Associates and one other neutral property owner for approval as to conformance with the overall harmony and aesthetics of the subdivision.

4. No lot shall be used for open storage only.

5. Any building or structure erected on the lot shall be constructed of quality materials and with quality workmanship and be maintained in that condition and shall be such that the completed structure is pleasing to the eye and in keeping with the overall intent of the subdivision.

6. Any building started must be completed within one year.

7. All buildings grounds, including street right of way, shall be maintained in a neat condition, grass cut, shrubs trimmed and the general landscape kept in good order. All areas not used for parking or traffic shall be grassed or otherwise landscaped to prevent erosion.

8. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to others in this subdivision.

REC
M.C.
O.
O.

4325 RV.21