

107-551

FILED
GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 20 3 57 PM '83

RESTRICTIVE COVENANTS FOR
SHADY PINES

WHEREAS, SUNNY SLOPES LAND COMPANY, L. H. TANKERSLEY, TRUSTEE, are the owners of all that real estate subdivision in Greenville County, South Carolina, known as SHADY PINES and shown on a plat thereof made by W. R. Williams, Jr., RLS, dated August 11, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-Q at Page 71; and

WHEREAS, said owners are developing said real estate as a single subdivision and wish to impose thereon a general, uniform scheme of development.

1. ALL lots shall be used exclusively for single family residential units. "Residential Units" for the purpose of these Restrictive Covenants is hereby defined to include mobile homes or house trailers as well as houses constructed upon the premises. No basement, tent, shack, garage, barn or other out-buildings shall at any time be used as a residence, either temporarily or permanently.
2. No lot or any part thereof shall be used for a business or commercial purpose or for any public purpose. No noxious or offensive activity shall be carried on anywhere on the property nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood.
3. No lot shall be recut so as to face in any direction other than shown on the recorded plat. Easements for drainage and utility purposes are reserved as shown on the recorded plat.
4. No animals shall be kept, maintained or quartered on any lot except for cats, dogs and caged birds in a reasonable number as pets for the pleasure of the occupants. No junked cars or refuse shall be permitted to remain on any lot, either temporarily or permanently.
5. No residence shall be erected on any lot nearer to the right of way line of the front street than 40 feet and such residential unit shall face toward the front line of the lot line. On any corner lot no residential unit shall be erected nearer than 30 feet from the right of way line of the side or secondary street on which said lot corners.
6. No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front line than the building setback line having a height of more than 4 feet.
7. Water and sewer furnished by Marietta Sewer and Water District.

Nothing herein contained shall be construed to prohibit the use of more than one lot as a single residential unit site provided said site faces as required by these Restrictions and the recorded plat.

8. The covenants and restrictions hereinabove set forth shall run with the land and shall be binding upon the undersigned and all parties or persons claiming by, through or under them until September 1, 2003, at which time these covenants and restrictions shall automatically cease and terminate unless a majority of the then owners of the lots shown on the recorded plat shall agree in writing to extend said covenants for additional period of 10 years. If the undersigned, their heirs or assigns, shall violate any of these restrictions hereinabove set forth, it shall be lawful for any person

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