

FILED  
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
JAMES STANKERSLEY  
R.M.C.

**RESTRICTIVE COVENANTS**

That Chaunessy Properties, Inc., the owner of all property shown on a plat of the Subdivision known as "Chaunessy", dated October 28, 1983, 1983 and recorded in the RVC Office for Greenville County, South Carolina in Plat Book 9-W, Page 48 & 49 does hereby impose on the property shown on said plat the covenants and restrictions hereinafter set forth, which shall be binding on all parties and all persons claiming under them until January 1, 2015, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants, in whole or in part. In such vote, each lot shall be entitled to one vote.

If the undersigned, its successors or assigns, or any lot owner in said subdivision or anyone else shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons owning any lot situate in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any covenant and either to prevent him or them from so doing or to recover damages or dues for such violation.

is to create a harmonious whole in the development or subdivision, to prevent the building of any structure which would look odd, or out-of-keeping, to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, to preserve the value of the property owned and developed by the owner of the lots in the subdivision and to secure to each lot owner the full benefit and enjoyment of his home.

Invalidation of any one of these covenants shall in no wise affect any of the other provisions, which shall remain in full force and effect.

**II.**

**USES PERMITTED AND PROHIBITED**

1. All numbered lots (except for common and/or recreational areas provided for in Article VIII, hereinafter) in this subdivision shall be known and described as residential lots

**I.**

**PURPOSE OF RESTRICTIVE COVENANTS**

The fundamental object and purpose of these restrictive

(1)

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1300 \* 11801