

DECLARATION OF COVENANTS AND RESTRICTIONS FOR
SUNRISE ACRES

THIS DECLARATION OF COVENANTS AND RESTRICTIONS made this 7th day of August, 1984 by the undersigned, WILLIAM E. GARNER, (herein referred to as "Owner"), of Greenville County, South Carolina, applicable to Real Property known as SUNRISE ACRES, located in said County and State.

W I T N E S S E T H :

WHEREAS, the Owner of the Real Property the subject of the Declaration and Restrictions wishes to provide for a quality rural residential neighborhood thereon with the following objectives, to-wit:

- A. To promote the construction of structures harmonious with the environment and with each other; and,
- B. To attract permanent homeowners; and,
- C. To provide privacy and security to homeowners in a spacious natural environment on large tracts of land; and,
- D. To provide for the continued natural beauty of the land, minimum urban improvement, low density population and open space.

NOW, THEREFORE, for and in consideration of the above objectives and in further consideration of the mutual covenants, herein created for the benefit of Owner, his heirs and assigns, and the future Homeowners of a Numbered Tract, Owner hereby declares, creates and imposes the following covenants, restrictions, easements, assessments, reservations and servitudes which are hereby declared covenants running with the land in perpetuity, as follows:

ARTICLE I.

DEFINITIONS

The following words when used in these Covenants shall have the following meanings unless the context in which such terms are used shall clearly indicate to the contrary, to-wit:

1.1 Real Property. "Real Property" as used herein shall refer to Section One of Sunrise Acres as shown on a plat made by Jeffery M. Plumblee, Inc., Surveyor, dated the 6th day of August, 1984, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 1000, page 41, incorporated herein by reference as though fully set forth, said property being located on the southern side of Jackson Grove Road and Tigerville Road, in upper Greenville County, South Carolina.

1.2 Numbered Tract. "Numbered Tract" shall mean and refer to a parcel carved out of the Real Property separately sold to a Homeowner subject to these Restrictions and designated on any recorded plat thereof with a number.

1.3 Plat. The term "Plat" shall mean and refer to a recorded plat of a Numbered Tract of the Real Property recorded in the RMC Office for Greenville County, South Carolina.

1.4 Owner. The "Owner" is William E. Garner, the present Owner of the Real Property.

1.5 Sunrise Acres. "Sunrise Acres" is the name for the Real Property.

R T E B

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