

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

CONDITIONS, COVENANTS, RESTRICTIONS  
AND RESERVATIONS  
"THE PETTY PLACE" Vol. 1226 pgs 5-1

EX PARTE: John L. Petty, III, Susan Petty Harmon, James M. Petty and Joseph T. Petty

WHEREAS, John L. Petty, III, Susan Petty Harmon, James M. Petty and Joseph T. Petty are the owners of that certain piece parcel or tract of land located in the Gowensville Community of Greenville County, south of S. C. Highway 11, which has been subdivided into twelve (12) parcels or tracts of land as shown upon survey and plat made for "The Petty Place" by James V. Gregory, RLS, dated September 6, 1984 and recorded in Plat Book 10 T at Page 86 in the RMC Office for Greenville County, and two (2) lots or tracts of land as shown upon survey and plat made for "The Petty Place" by James V. Gregory, RLS, dated September 6, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10 Y at Page 12; and

WHEREAS, John L. Petty, III, Susan Petty Harmon, James M. Petty and Joseph T. Petty are desirous of creating and putting into effect, for the mutual protection of themselves, their heirs and assigns, and subsequent purchasers of said property, the protective conditions, covenants, restrictions and reservations contained herein;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that, John L. Petty, III, Susan Petty Harmon, James M. Petty and Joseph T. Petty being the owners in fee simple of the fourteen (14) lots or tracts of land hereinabove described, for and in consideration of the mutual benefit to themselves, their heirs and assigns, and future purchasers and owners of said property, do hereby impose on said twelve (12) lots or tracts of land as shown upon plat made for "The Petty Place", by James V. Gregory, RLS, dated September 6, 1984 and said two (2) lots or tracts of land as shown upon plat made for "The Petty Place", by James V. Gregory, RLS, dated September 6, 1984 and hereinabove referred to, the following conditions, covenants, restrictions and reservations, and the acceptance of a conveyance from any portion of the fourteen (14) lots or tracts of land herein described shall bind the purchaser, his heirs and assigns, to the acceptance and observance of said conditions, covenants, restrictions and reservations:

1. All lots and/or tracts shown upon the above referred to plats shall be known, described and used as residential and agricultural property.
2. No lots and/or tracts of land can be re-subdivided which would result in a tract being less than one (1) acre in size.
3. Single family dwellings only are permitted upon the above described property along with the necessary out buildings for use as agricultural purposes. Each resident erected upon the property shall contain a minimum of One Thousand Two Hundred (1200) square feet of heated floor space.
4. No lot or tract of land may be used for commercial poultry farming or commercial hog farming, however, tracts or lots may be used for other agricultural purposes.
5. No building of any type shall be erected nearer to any side lot line or rear lot line than fifteen (15) feet and must observe the sixty (60) foot setback line from any road or street right of way with the exception of Lots 1-C and 2-C which has a thirty (30) foot building setback line from the road right of way.
6. All wells and septic tanks are to be approved by the State Board of Health.

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