

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS FOR STONEY CREEK

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R.M.C.

These restrictions and covenants are applicable to all tracts shown on a plat entitled STONEY CREEK, prepared by T. H. Walker, RLS and recorded in the Greenville County RMC Office in Book 1041 at Page 792.

1. No residence shall be erected, placed or maintained on a tract of less than five (5) acres in area, except as designated in restriction number ten (10).
2. No basement, tent, shack, garage, barn or other outbuilding erected upon any tract, shall at any time be used as a residence either temporarily or permanently. No structure of a temporary nature shall be used as a residence.
3. No mobile home or house trailer shall be placed on any tract either temporarily or permanently. Any camping trailer and/or similar equipment, used for the personal enjoyment of a resident of a tract, shall at all times not be parked in the front or side thereof. Such equipment shall at all times be neatly stored and positioned to be inconspicuous.
4. The minimum floor area of any dwelling, exclusive of open porches and garages, located on any tract effected by these restrictions shall not be less than eighteen hundred (1800) square feet of heated floor space for a one story residence and shall not be less than two thousand (2000) square feet for a two story residence. There shall be no asbestos siding or exposed concrete block.
5. No noxious or offensive trade or activity shall be carried on upon any tract; nor shall anything be done thereon which may become, any annoyance or nuisance to the neighborhood.
6. No house or building shall be built or placed within one hundred feet of any road or street.
7. All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.
8. No inoperative motor vehicle or tractor of any type shall be left standing on any tract for longer than thirty (30) days; however, it shall be permitted if any such vehicle is enclosed in a building.
9. No land owner will engage in any activity which will result in the deposit or accumulation of trash, refuse, debris or other objectional matter.
10. No tract shall be resubdivided so as to create any tract of less than five (5) acres in size. This provision is not intended to prevent cutting off a small portion or portions of any tract for the purpose of conveying the same to an adjoining property owner, so long as both new tracts contain the minimum five (5) acres, with the exception of tract number eleven (11) which will contain three acres after deeding two (2) acres to the property owners association.
11. All utilities shall be underground. A 15 ft. R/W along all roads and the line dividing tracts 2 and 3 from 1 and 4 is reserved for same.
12. The covenants herein contained are to run with the land and shall be binding on all persons claiming ownership of the herein described property, for a period of twenty (20) years from the date these covenants are recorded, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the tracts herein, it is agreed to change in whole or in part.

(CONTINUED ON NEXT PAGE)

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