

GREENVILLE, S.C.

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DONNIE S. FINNERSLEY
R.M.C.

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DECLARATION OF COVENANTS AND RESTRICTIONS FOR
FARRS BRIDGE FORTY

31st THIS DECLARATION OF COVENANTS AND RESTRICTIONS made this day of December, 1984 by BYRON D. REEVES, JR. BERTRAM H. WITHAM, JR., and JAMES W. JOHNSON, (herein referred to as "Owner"), of Atlanta, Georgia, Stamford, Connecticut, and Greenville County, South Carolina, respectively, applicable to Real Property known as FARRS BRIDGE FORTY 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 residential neighborhood thereon with the following objectives, to-wit:

- A. To promote the construction of multi-family residences and appurtenances with quality materials and workmanship harmonious with the environment and with each other; and,
- B. To attract permanent homeowners and tenants; and,
- C. To provide privacy and security to homeowners; 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, 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 Lots 1 through 20, inclusive, on a plat of the PROPERTY OF FARRS BRIDGE FORTY, made by Freeland & Associates, Surveyors, dated February 15, 1984, recorded in the RMC Office for Greenville County, S. C., in Plat Book 10-M, page 58, reference to which is hereby craved for the metes and bounds, thereof.

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, or any part thereof as herein-after provided.

1.3 Plat. The term "Plat" shall mean and refer to the plat of FARRS BRIDGE FORTY recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10-M, page 58.

1.4 Owner. The "Owner" are Byron D. Reeves, Jr., Bertram H. Witham, Jr. and James W. Johnson, the present Owners of the Real Property.

1.5 Farrs Bridge Forty. "Farrs Bridge Forty" is the name for the Real Property.