



Mink Creek
Subdivision

CERTIFICATE OF ACCURATE SURVEY
 I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS
 1/25000 AS SHOWN HEREON AND THE AREA HAS DETERMINED BY THE
 U. S. G. METHOD OF AREA CALCULATION
 REFERENCE: FIELD BOOK _____ PAGE _____
 PLAT BOOK _____ PAGE _____
 BLOCK MAP _____ PAGE _____
 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE
 COUNTY SUBDIVISION REGULATION

**CERTIFICATE OF OWNERSHIP :
 DEDICATION & GRANT**
 I (WE) THE UNDERSIGNED AS OWNER(S) OF THIS PROPERTY DO HEREBY
 ADOPT THIS PLAT, OF MY(OUR) FREE CONSENT, I (WE) HEREBY DO HEREBY
 DEDICATE THE PUBLIC ROADS, OF MY(OUR) FREE CONSENT, I (WE) HEREBY DO HEREBY
 RESTRICTIONS OF THIS PUBLIC ROAD
 RECORDED AS REQS.

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

RESTRICTIVE COVENANTS

WHEREAS, the undersigned, J. B. Hart, being the owner of a subdivision located about three miles north of Greer on the Greer-Innes Road, known as Mink Creek Estates, as shown on a survey by Wolfe and Huskey, Surveyors, dated July 13, 1973, recorded in the R.M.C. Office for Spartanburg County in Plat Book _____ at page _____, desires to place upon the property certain restrictive covenants for the protection of the purchasers of lots or property, and for the mutual benefit of himself and said purchasers hereby places the following restrictions thereupon:

- (1) These covenants are to run for a period of thirty (30) years, to be automatically extended for a period of ten (10) years, unless a majority of the owners wish to amend or change.
- (2) Property is to be used for residential purposes only, and not more than one (1) residence for each lot. No lot shall be subdivided to reduce it in size from that shown on the plat and be considered a building lot. However, two or more lots may be combined to increase the size of the lots for the purpose of a building lot.
- (3) No residence shall be placed nearer than thirty-five (35) feet from any front line on which it fronts, and no nearer the sideline than ten per cent (10%) of the front line distance, except that this provision shall not apply to Lots Nos. 1 and 35.
- (4) No dwelling is to be constructed on any lot containing less than 1200 square feet of heated floor space, exclusive of porches, stoops, and garages or carports.
- (5) No dwelling shall be constructed of any concrete or cinder blocks, unless faced with brick. This does not prohibit the use of blocks in foundation or underpinning so long as faced with brick. No asbestos shingle shall be used, no metal or tin roofs.
- (6) No trailer, tent, barn or other building of a temporary nature shall be erected upon any lot and used either as a temporary or permanent residence. Permanent outbuildings shall be allowed provided they are equivalent to the outside house finish.
- (7) No fence or other obstruction shall be placed nearer than the front of any house constructed thereon. This is interpreted to be that nothing be erected between the street line and the front line of the residence.
- (8) No lot shall be used for business or commercial property.
- (9) No obnoxious or offensive activity shall be permitted, or any annoyance or nuisance be allowed to be maintained.
- (10) No fowl, horses, cows, hogs, or other similar live-stock shall be kept upon the premises. This does not prohibit the keeping of household pets such as dogs or cats.
- (11) All sewage disposal shall be by septic tank meeting the requirements of Public Health Department, or by public sewer, if available.

