

1078 Bowling Springs Rd
Spartanburg SC 29307

DUTCH CREEK ROAD PROPERTY

STATE OF SOUTH CAROLINA) LAND USE RESTRICTIONS,
) PROTECTIVE COVENANTS
COUNTY OF SPARTANBURG) AND BUILDING STANDARDS

WHEREAS, MRM Partners, LLC and Mule Farm, LLC., South Carolina Limited Liability Companies and Edward Chad Huskey & Beth R. Pearson (hereinafter collectively as "Owners" are owners of certain land located on Dutch Creek Road near Pauline in Spartanburg County, State of South Carolina, the same being shown and designated on a Plat prepared by Huskey & Huskey, Surveyors entitled **MRM Partners, LLC., dated November 1, 2016 and revised January 26, 2017.** Instrument Number PLT-2017-8068 recorded in Plat Book 172 at page 198 in the Register of Deeds Office for Spartanburg County, and,

WHEREAS, These OWNERS have agreed to establish a general plan of development as herein set out to restrict the use of occupancy of the property for the protection of the property and the future owners thereof,

NOW, THEREFORE, IN CONSIDERATION OF THESE PREMISES, These OWNERS hereby mutually decree that all properties described as lying within the aforementioned Plat for MRM Partners, LLC. is hereby subject to the following Restrictions, Covenants and Standards relating to the use and occupancy thereof, which are to be construed as Land Use Restrictions, Protective Covenants and Building Standards running with the land comprising the lots hereinafter described and shall enure to the benefit of and be binding upon the successors and assigns of same Owners, and all other persons and parties:

1. All dwellings, barns, sheds, and outbuildings shall be constructed of quality materials and shall be completely finished on the exterior. No dwelling house shall be constructed, erected, or placed on any lot having less than 1,500 square feet of heated area, including carports and enclosed porches.
2. Mobile homes are prohibited on said property. "Mobile Home" means a trailer or structure transportable in one (1) or more sections, which is built and/or transported on a chassis and designed to be used as a dwelling, with or without permanent foundation, when connected to the required utilities.
3. No tract shall be further subdivided that results in a sub-parcel of less than three (3) acres of land and only a single primary dwelling shall be allowed on any three acre sub-parcel.
4. No noxious or offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall not be maintained any plants, animals, device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly or unpleasant that may diminish or destroy the enjoyment of other property in the neighborhood by the owners hereof.
5. No junk or salvage automobiles or equipment are allowed on property at any time.

The restrictions, covenants and standards contained herein shall run with the land and all be binding on all parties and all persons claiming under the Grantors in perpetuity or until which time all then OWNERS shall unanimously agree to modify or terminate same.

DEE-2017-20881



DEE BK 115-R PG 745-746

Recorded 2 Pages on 05/04/2017 02:23:05 PM

Recording Fee: \$10.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 26 day of

April 2017

IN THE PRESENCE OF:

[Signature]
WITNESS

Jewel Pate
WITNESS

[Signature] MRM Partners, LLC
By: Robert S. Metcalf, Jr., Managing Member

[Signature]
WITNESS

Jewel Pate
WITNESS

[Signature] Mule Farm, LLC
By: R. Steve Metcalf, Managing Member

[Signature] For Edward Chad Huskey
WITNESS

Jewel Pate for Beth R. Pearson
WITNESS

Edward Chad Huskey
[Signature]
Beth R. Pearson
[Signature]

STATE OF SOUTH CAROLINA)

) PROBATE

COUNTY OF SPARTANBURG)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Robert S. Metcalf, Jr., in his capacity as Managing Member of MRM Partners, LLC, R. Steve Metcalf in his capacity as Managing Member of Mule Farm, LLC and Edward Chad Huskey sign, seal and as his act and deed deliver the within Land Use Restrictions, Protective Covenants and Building Standards and that he/she with the other witness subscribed above witnessed the execution thereof. Indicates subscribing witness is not a party to or beneficiary of the transaction.

SWORN to before me this 26 day of April 2017.

[Signature]
WITNESS

Jewel Pate
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 7/28/24

