Jenkins Farm Deed Restrictions

1. Property shall be used for agricultural or residential purposes only.

2. All residential structures must contain a minimum of 1500 square feet of heated floor space, exclusive of garages, porches and carports.

3. Guest houses shall comply with the Spartanburg County Ordinance for accessory apartments and maximum allowable square footage.

4. Trailers and mobile homes are prohibited on said property.

5. All septic tanks must meet South Carolina Department of Health and Environmental Control installation requirements.

6. No buildings or structures of a temporary nature such as, but not limited to shacks, garages, tents or campers shall be used for permanent residential occupancy.

7. No commercial poultry, swine or goat farming shall be allowed.

8. Junk or salvage automobiles are not to be placed or allowed to remain on the property.

9. Except for open-air wood constructed pole barns, houses, barns and outbuildings shall be constructed in a workmanlike manner and shall be completely finished and enclosed on the exterior with quality construction-grade materials. In no case shall concrete block be exposed if used for foundation or any wall.

10. No specific time limit is placed from the date of sale for construction of a dwelling to begin. However, prior to the construction of a permanent dwelling, the Property Owner shall maintain the lot in an aesthetically pleasing condition. No debris, rubbish, vegetation waste, etc. shall be allowed to accumulate and grass shall be mowed when needed.