

Covenants and Restrictions

1040 Garrison Road, Pelzer, SC 29669

Unless otherwise approved by Greenville County Zoning authorities, this property is zoned R-1. Any subdivision or building will be in accordance with the requirements of this zoning.

As the property is subdivided by the Owner, the following requirements will apply. For properties of 5 plus acres or more, except for Ranchette #11, the minimum heated square footage of a residential dwelling will be 2600 square feet and shall have an attached 2 or 3 car garage. Ranchette #11, the Southwest corner of the property currently used as cow pasture, is isolated by woods and there are no restrictions on any dwelling other than R-1 zoning.

All properties over the 5 acre minimum shall be permitted animals on the exterior of the house as follows: three domestic animals being dogs or cats. Domestic animals kept in the interior of the house do not count in the three total.

Permitted livestock for properties over five acres also allows horses, cows, goats, and chickens. Pigs/hogs are not permitted.

For any property further subdivided to less than 5 acres into residential lots, the following shall apply: Minimum heated square feet shall be 2200 square feet and shall have a side load 2-3 car garage. The front of the residence shall be masonry and the remainder shall be wood, masonry, or vinyl. Fences are permitted per the developer. Same for domestic animals above for cats and dogs.

For lots under five acres, one commercial vehicle is permitted to be parked on each lot. Allowed commercial vehicles are four door crew type trucks and vans not exceeding 18 feet in length. Except for visitor parking, all vehicles must be parked on the lot. For lots over 5 acres, the additional are allowed; one horse trailer, one standard size farm tractor with attachments, and one small dump truck are permitted.

Large commercial vehicles, such as tractor trailers, motor graders, asphalt pavers, etc. are not permitted on any property. Commercial buildings not allowed.

Permitted out buildings are as follows:

For over five acres there are no restrictions.

For lots less than five acres, one out building is allowed not to exceed 168 square foot in the rear of the property, no closer than 10 feet to any property line.

Changes to the covenants can be made by simple majority vote, exclusive of the owners of Ranchette #11. Each owner is entitled to one vote for each full acre they own, with a minimum of one vote per property. The Owner of the existing residence (built by the Burdicks) will have voting rights of one vote per acre for the amount of land owned at the time of any voting.

Owner _____ Thomas M. Burdick, Trustee Date _____