

MAR 2 4 10 PM 1953

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS
: APPLICABLE TO PROPERTY OF CLYDE DILL JR.
: SHOWN ON PLAT MADE BY J. MAC RICHARDSON AUG.
1952, and H.S. BROCKMAN OCT. 1952, RECORDED
IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY
IN PLAT BOOK CC AT PAGE 168.

The following building restrictions or covenants are hereby the undersigned, who are the owner of all lots as shown on plat recorded in the R.M.C. Office for Greenville County, South Carolina, in plat book CC at page 168.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1976, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the present or any future owner of any of said lots as shown on said plat, or their heirs and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidat~~ion~~ of any one of these covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

(1) No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one half stories in height, and a private garage for not more than two cars.

(2) No building shall be erected on any resident lot nearer than 45 feet to front line of said lots, nor nearer than 10 feet to any side street line. No building except a detached garage or other out building located 75 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

(3) NO noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(4) NO trailer, tent, barn, or other out buildings erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(5) No dwelling shall be permitted on any lot at a cost of less than \$7,500.00 based upon cost levels prevailing on the date of these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date these covenants are recorded, at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garage, shall be not less than 800 square feet for one story dwellings, exclusive of porches and breeze-ways, nor less than 1,000 square feet for a dwelling of more than one story.

(6) All sewerage disposal shall be by septic tank meeting the approval of the State Board Of Health or by Municipal Sewerage System.