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BOOK 774 PAGE 336

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OLLIE FARNSWORTH)
R. M. C.)

PROTECTIVE COVENANTS APPLICABLE TO A
SUBDIVISION KNOWN AS AVONDALE FOREST
AS SHOWN ON PLATS RECORDED IN THE R. M. C.
OFFICE FOR GREENVILLE COUNTY IN PLAT
BOOK RR, AT PAGE 186, AND PLAT BOOK BBB,
AT PAGE 36.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Avondale Forest as shown by plats thereof prepared by Piedmont Engineers & Architects and recorded in the R. M. C. Office for Greenville County in Plat Book RR, at Page 186, and Plat Book BBB, at Page 36. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1985, after which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations. Invalidation of any one of these covenants by judgment, Court Order or otherwise, shall not in any way 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 structure shall be erected, altered, placed or permitted to remain on any residential building plot 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 located on any lot nearer to any front street line than 35 feet. In no event shall any building be located nearer to any side lot or street line than 8 feet.

3. No residence shall be erected on any building plot which has a width of less than 75 feet at the front building set back line and no residence shall be erected on any building plot which has an area of less than 12,000 square feet. No lot shall be recut or resubdivided so as to face in any direction other than that shown on the recorded plats.

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