STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS

WHEREAS, DAVID I. HOROWITZ is the owner of that certain real estate situate in Greenville County, South Carolina, known as Lots 101 through 107, inclusive, of the Subdivision of the Property of A. J. Prince, as shown on a Plat thereof made by Campbell & Clarkson, Surveyors, dated January 4, 1968, and recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, page 9; and

WHEREAS, David I. Horowitz is developing said property as a single subdivision and desires to impose thereupon a general, uniform scheme of the development;

NOW, THEREFORE, for and in consideration of the mutual covenants and obligations herein contained for the benefit of the said David I. Horowitz and the future owners of said property, the following covenants and restrictions upon the sale, transfer and use of the above described property are hereby imposed, to wit:

1. All lots shall be used exclusively for single family residential dwellings. 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 stories in height and a private garage for not more than two automobiles.

2. No lot shall be recut so as to face in any direction other than that shown on the recorded plat.

3. No residence containing less than 1,000 square feet of floor space, exclusive of porches, garages and breezeways, shall be constructed on any lot.

4. No building shall be located to the front lot line of any lot on any street nearer than 30 feet.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently.

6. No trade or business shall be carried on on any lot. No noxious or offensive activities shall be carried on on any lot, nor shall anything be done which may be or become a nuisance or an annoyance to the neighborhood. No junked automobiles, refuse or house trailers shall be permitted to remain on any lot either temporarily or permanently. No animal shall be permitted on any lot except birds, cats or dogs in reasonable numbers as pets for the pleasure of the owner of any lot.

7. Sewerage disposal shall be by governmental disposal systems complying with the specifications of the South Carolina State Board of Health.

8. All fuel oil tanks or containers shall be covered, buried underground or kept in the rear of all residences erected on any lot.

9. No dwelling shall be erected or placed on any lot which has been reduced in size greater than twenty percent (20%) from the size which is now shown on the recorded plat.

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