

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO A
 SUBDIVISION KNOWN AS "MARTINDALE" NEAR
 GREENVILLE, SOUTH CAROLINA ON PLAT MADE
 BY C. O. RIDDLE, DATED JUNE, 1959 AND
 BEING THE PROPERTY OF J. R. RICHARDSON
 AND JEFF R. RICHARDSON, JR., RECORDED
 IN THE RMC OFFICE FOR GREENVILLE COUNTY,
 S. C.

MAR 11 4 19 PM 1989

The undersigned, J. R. Richardson and Jeff R. Richardson, Jr., being the owners of Martindale, a subdivision by C. O. Riddle dated June, 1959, and being shown on plat recorded in Plat Book PPP, Page 199, in the RMC Office for Greenville County, does hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under it until January 1, 1985, at which time said covenants shall automatically be extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

It is understood that the restrictions set forth herein shall not apply to the lot shown as lot No. 1 on the herein described plat.

If the parties hereto, or any of them or their successors or assigns, shall violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situate in said development or subdivision to prosecute any proceeding 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 for such violation. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any of the remaining provisions which shall be in full force and effect.

1. This property shall be used solely and exclusively for one single family residential dwellings.

2. No commercial activity of any sort shall be located in this subdivision.

3. No lot shall be recut so as to face in any direction other than as shown on the recorded plat and any dwelling constructed on a corner lot shall face at an angle toward the corner of the two intersecting streets on which it bounds.

4. No residence shall be located on any lot nearer than the setback line as shown on map of Martindale Subdivision and no dwelling shall be constructed on any lot nearer than 5 feet to any side lot line.

5. No residence shall be erected on any residential lot with a ground floor area of less than 1400 square feet exclusive of open porches and garages. No concrete blocks shall be visible from the exterior of the house. No asbestos siding shall be visible from the exterior of the house.

6. No trailer, basement, tent, shack, garage, barn or other out-building erected on the tract shall at any time be used as a temporary or permanent residence nor shall any structure of a temporary character be used as a residence.

7. No live stock, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any residential plot.

8. No obnoxious or offensive trade or activity shall be carried on upon any of the property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

9. An easement of five (5) feet in width is reserved along the side and rear of all lots for the purpose of utility installation and maintenance as well as drainage.

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