

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

## EASEMENTS AND PROTECTIVE COVENANTS

WHEREAS, W. H. Alford is the owner of property situate in Greenville County, South Carolina, and embraced in a plat entitled White Acres by Carolina Surveying Company dated March. 14, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-S , Page 94.

NOW, THEREFORE, in consideration of the foregoing and benefits flowing to the present and future owners of said Lots, W. H. Alford does hereby impose the following protective and/or restrictive covenants on all Lots in White Acres.

A. No lot shall be used except for residential purposes and no building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in height.

B. All dwellings shall be constructed with the use of materials of reasonably good quality and workmanship to insure that no dwelling will present an unsightly appearance and all dwellings shall have minimum ground floor area of the main structure, exclusive of open porches and garage, of not less than 1600 square feet.

C. No building shall be located on any lot nearer to the front lot line than 50 feet nor nearer a side lot line than 25 feet. However, side lot requirement will be excepted when building is constructed on adjacent lots.

D. No lot shall be recut or resubdivided so as to face a different direction than shown on the plat, No lot shall be recut or resubdivided so as to create additional building lots.

E. Easements for installation and maintenance of utility and drainage facilities are reserved over the front, rear and side of each lot. The easement over the front of each lot shall be 20 feet. The easement over the rear and side of each lot shall be 5 feet. The easement over the rear and side of each lot shall not apply to the common line or lines of two or more adjacent lots upon which a single family dwelling is constructed.

F. 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 any annoyance or nuisance to the neighborhood.