

RESTRICTIVE COVENANTS GREENVILLE CO. S. C.
FOR
SYLVAN HILLS
FILED
JUL 16 5 20 PM 1948

The following protective and restrictive covenants are hereby imposed on all the lots of Sylvan Hills as shown on a plat thereof made by Piedmont Engineering Service in June, 1948, which plat is recorded in the R. M. C. Office in Greenville County, S. C., in Plat Book "S" at page 103.

It is mutually covenanted and agreed that these covenants and restrictions shall be construed as restrictions and not conditions subsequent, and shall run with the land and be binding on all parties thereto, their heirs and assigns, and upon all parties claiming under them until May 1, 1973, at which time said covenants shall be automatically extended for successive periods of ten 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.

- (a) All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling. Dwellings are not to exceed two and one half stories in height and a private garage for not more than three cars and such other out-buildings incidental to residential use of the lot.
- (b) No building shall be located on any residential building lot nearer the front line than the building line designated on the recorded plat of Sylvan Hills, nor nearer than five feet to any side line, or rear line.
- (c) No residential structure shall be erected or placed on any building plot, which has an area of less than 7,500 square feet or a width of less than 65 feet at the front building set-back line.
- (d) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done there-on which may be or become an annoyance or a nuisance to the neighborhood.
- (e) No trailer, basement, tent, garage, barn or other outbuildings erected in the tract shall be at any time used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.
- (f) No dwelling costing less than \$6,500.00 shall be permitted on any of the lots in this subdivision. The ground floor area of the main structure, exclusive of one-story open porches, and garages shall be not less than 800 square feet in the case of a one-story structure, nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.
- (g) An easement is reserved over the rear five feet of each lot for utility installation and maintenance.
- (h) No part of the tract shall be sold, traded, conveyed or leased to persons of African descent.
- (i) All sewer disposal shall be by septic tanks, meeting the approval of the State Board of Health, until such time as municipal sewerage disposal is made available.