

GREENVILLE CO. S.C.
 JULY 27 2 55 PM 1933
 CLERK R.M.C.

RESTRICTIONS AND PROTECTIVE COVENANTS APPLICABLE TO PROPERTY OF B. F. REEVES PERTAINING TO LOTS NUMBERS 3 THROUGH 12, INCLUSIVE, ON PLAT OF PROPERTY OF B. F. REEVES RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK KK PAGE 159 AND SITUATED IN AUSTIN TOWNSHIP ONE AND ONE-HALF MILES EAST OF SIMPSONVILLE, S. C.

1. The following protective covenants are hereby imposed, by the owner of lots numbers 3 through 12 in the subdivision of B. F. Reeves as shown on plat thereof recorded in the R.M.C. Office for Greenville County in plat book KK at page 159. These covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument adopted by vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed of record.

2. If the parties hereto or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings 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 or other dues for such violation.

3. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

4. All lots shall be residential lots; no structure shall be erected, altered, placed or permitted to remain on any lot 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 three cars.

5. No dwelling shall be located, altered or permitted to remain on said lots which lot has a frontage of less than 80 feet at the front building setback line.

6. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1000 square feet, in the case of a one story structure nor less than 850 square feet in the case of a 1½, 2, 2½ story structure.

7. No building shall be located nearer to the front lot line or street line than 40 feet. This restriction pertains to the main body of the house and does not effect steps, bay windows and other such items. No building shall be located nearer to the side lot line than the distance represented by ten per cent of the lot frontage on which said building is to be located. No detached garage shall be located nearer the front lot line than 100 feet nor than 5 feet to any side or rear line.

8. No live stock, cattle, swine, sheep, goats or other such animals of similar breed shall be permitted to be kept on any lots. Likewise, no chickens, ducks, geese, or other such fowls shall be permitted or kept on any of said lots, except that fowls may be maintained in a limited number, not in excess of 5, for the purpose of being consumed by the family residing on said lot.

9. Easements for utility installation and maintenance are reserved over and across the rear 5 feet of all said lots.

10. No building, including the dwellings, detached garages and outbuildings shall be erected, placed or altered on any building plot

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