

FEB 14 10 15 AM 1985

BOOK 791 PAGE 609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

§ RESTRICTIVE AND PROTECTIVE COVENANTS
§ APPLICABLE TO EDWARDS FOREST,
§ SECTION 4

The following restrictions and protective covenants are hereby imposed by the undersigned upon lots 1 through 9 and lots 23 through 59 in that subdivision known as Edwards Forest, Section 4, as shown by plat prepared by C. O. Riddle, R.L.S., recorded in the RMC Office for Greenville County in Plat Book JJJ at page 82. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until February 1, 1991, after which time said covenants shall be automatically extended for successive periods of ten years, unless, by a vote of the then owners of a majority of lots, it is agreed to change said covenants in whole or in part.

If the subdividers, or the owners, of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations. Invalidation of any one of these covenants by judgment, court order, or otherwise shall not in any way affect any of the other provisions, which shall remain in full force and effect.

1. No lot shall be used except for residential purposes. No structure shall be erected, altered, placed, or permitted to remain on any residential building plot 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.

2. No building shall be located on any lot nearer to any front lot line than 35 feet, nor nearer to any side street line than 20 feet. No dwelling shall be located nearer than 10 feet to the rear lot line, and no other type of building shall be located nearer than 5 feet to the rear lot line. No building shall be located nearer to any side lot line than 9 feet, except that a detached garage or other accessory building which is located on the rear one-fourth of the lot may be erected not less than 5 feet from the side lot line.

3. No one-story, split-level, or story and a half residence shall be constructed which contains less than 1800 square feet of floor space, exclusive of carports, breezeways, attached garages or porches. In computing the square footage of any split-level residence, credit shall be given for one-half the square footage of any basement which is finished and heated. In computing the square footage of any story and a half residence, no credit shall be given for the area above the ground floor. No two-story residence shall be constructed which contains less than 1200 square feet of floor space on the ground floor nor less than 1200 square feet of floor space on the second floor, exclusive of carports, breezeways, attached garages or porches.

4. No lot shall be re-cut or re-subdivided so as to reduce its street frontage to less than 90 feet, nor shall any dwelling be constructed on any lot which has been re-cut or re-subdivided unless such re-cut and re-subdivided lot contains a minimum of 15,000 square feet in area. This limitation does not apply to lots as now shown on the plat, but applies only to such of said lots as may be hereafter re-cut or re-subdivided.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.

6. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. Easements for the installation and maintenance of utilities, including sewer, and for drainage, are reserved for a width of 5 feet along the side and rear lines of each lot, and also shown on recorded plat.

as (Continue on next page)