

RESTRICTIVE OR PROTECTIVE COVENANTS APPLICABLE TO
THE PROPERTY OF ALVIN E. JAMES AND KENNETH L. CASSELL
NEAR SIMPSONVILLE, SOUTH CAROLINA, AS SHOWN ON PLAT
RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY
IN PLAT BOOK 6T AT PAGE 65.

1. The following restrictions and protective covenants are hereby imposed by Alvin E. James and Kenneth L. Cassell, who are the owners of the property shown on a plat, recorded in the RMC Office for Greenville County in Plat Book 6T at Page 65. These covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 1988, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument adopted by a vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed upon record. These restrictions may be amended, changed, or altered prior to January 1, 1988 only by a unanimous vote of the then owners of all of said lots created from said property.

2. If the parties hereto, or any of them, or their heirs and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any such other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any said covenants and wither, to prevent him or them from so doing, or to recover damages or other dues for such violation.

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

4. All lots cut from said property shall be residential lots, to be used exclusively for single-family residential dwellings. 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.

5. No livestock, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any of said animals of similar breed shall be permitted to be kept on any of said lots. Likewise, no chicken, ducks, geese, or other such fowl shall be permitted to be kept on any of said lots, except that fowls may be maintained in a limited number, not to exceed 15, for the purposes of being consumed by the family residing on said lot or to be kept as pets for the pleasure of said family. Cats, dogs, caged birds, ponies and horses may be kept in reasonable numbers as pets for the pleasure of the family residing upon said lot; however, this restriction would prohibit and prevent the raising of the dogs, cats, birds, ponies, and horses as a business.

6. No building shall be located, placed, altered, or permitted to remain near to the front of lot lines than 100 feet nor nearer to the side or any side line than 10 percent of the width of said lot. No detached garage or other outbuildings shall exceed one story in height; nor shall they be located, placed, altered, or permitted to remain nearer than the front of the house to the front lot line. No garage shall open to the front of the lot.

7. No dwelling shall be located, placed, altered, or permitted to remain upon any lot which has an area of less than 1.78 acres, or a width of less than 200 feet at the front building setback line. On all said lots, the main building or dwelling shall face toward the front lot line, with the exception of buildings to be constructed on corner lots wherein said main dwellings or buildings shall face in either direction.

8. The ground floor area of the main structure, exclusive of one-story open porches, garages and breezeways, shall be as follows:

(a) No one-story, split-level or 1½ story residence shall be located, placed, altered, or permitted to remain which contains less than 2,000 square feet of floor space.

(b) In computing the square footage of any split level residence, any basement which is finished and heated shall be computed on a one-half of its square footage towards computation of the total square footage required. In computing the square footage of any 1½ story residence, no credit shall be given for the square footage area above the main ground floor area.

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