

APR 19 1952

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RESTRICTIVE COVENANTS
FOR
PROPERTY OF F. H. AND PALLIE POLLARD
RECORDED IN DEED VOL. 455, AT PAGE 47

The following protective and restrictive covenants are hereby imposed on all the lots of Property of F.H. and Pallie Pollard as shown on a plat thereof made by Pickell & Pickell, Engineers, which plat is recorded in the R.M.C. Office in Greenville County, S. C., in Plat Book "P" at page 152.

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 March 1, 1972, 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.
- (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 Property of F.H. and Pallie Pollard, 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 7,540 square feet or a width of less than 70 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 thereon 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 anytime 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 \$7,000.00 shall be permitted on any of the lots in the subdivision. The ground floor area of the main structure, exclusive of porches, breezeways and garages shall be not less than 800 square feet.
- (g) An easement is reserved over the rear five feet of each lot for utility installation and maintenance.
- (h) 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.

These restrictions are intended for the mutual advantage and protection of F. H. and Pallie Pollard, the present owners of the entire subdivision known as Property of F.H. and Pallie Pollard, their heirs and assigns, and all parties acquiring title to any portion of said subdivision and shall be binding on F. H. and Pallie Pollard, their heirs and assigns as to all of the lots in said subdivision.