

## PROTECTIVE COVENANTS APPLICABLE TO KNOB HILL

PROPERTY OF E. B. WILLIS, JR.

GREENVILLE, SOUTH CAROLINA

These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them, until January 1, 1974, 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.

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.

1. All numbered lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling, and a private garage for not more than two cars, and servant's quarters.

2. 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 nuisance to the neighborhood.

3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

4. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 900 square feet.

5. No building shall be located nearer to the front line or nearer to the side street line than the building set back line shown on the recorded plat. No building shall be located nearer to any side lot line than the distance represented by ten per cent of the lot frontage on which said building is to be located.

6. No numbered lots in this subdivision shall be recut or resubdivided without first obtaining the written approval of E. B. Willis, Jr. or his heirs and assigns.

The above restrictions shall apply to Lots Nos. 2 and 3 and Lots Nos.