

PROTECTIVE COVENANTS APPLICABLE TO
MAPLE ACRES

The following protective covenants are imposed on that tract of land in Greenville County, South Carolina, near the City of Greenville, and shown on plat made by C. O. Riddle, June 1953, and recorded in Plat Book "FF", Page 111, for the purpose of establishing a restricted and desirable residential subdivision upon said premises:

(1) All lots, except Lot No. 1, shall be used for residential purposes only. No building 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 two automobiles. Any lawful business may be established and conducted on Lot No. 1, providing it does not create a nuisance or disturb the neighborhood.

(2) No dwelling shall be permitted on any lot at a cost of less than \$6500.00.

(3) No lot shall be recut so as to face any other direction except as shown on said plat.

(4) Concrete block may be used in the construction of a dwelling on any lot, but after same is used, it shall be covered so as not to be exposed.

(5) The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 800 sq. ft. for a one story dwelling, nor less than 600 sq. ft. for a dwelling of more than one story.

(6) No building shall be erected, placed or altered on any lot until the construction plans, plot plan and specifications are submitted for approval to a committee composed of C. O. Vaughn, James L. Hudson and C. G. Hughes. If said committee fails to take action on the plans submitted within thirty (30) days, the same shall be deemed approved.