

DEC 9 - 1953

PROTECTIVE COVENANTS APPLICABLE  
TO PORTION OF SHERWOOD FOREST  
GREENVILLE, S. C.

(See plat recorded in R. M. C. Office for Greenville County, S. C. in  
Plat Book GG, at Page 23.)

The covenants and conditions hereinafter set forth shall apply to  
the following property:

All those certain tracts of land fronting on the East and West  
sides of S. C. Route 291 (sometimes called Pleasantburg Drive or Sher-  
wood Forest Boulevard), in the City of Greenville, County of Greenville,  
State of South Carolina, being shown as Parcels 1 through 5, inclusive,  
on plat of Revised Portion of Sherwood Forest subdivision, prepared by  
Dalton & Neves, Engrs., in November, 1953, which plat is recorded in  
the R. M. C. Office for Greenville County, S. C. in Plat Book GG, at  
Page 23, reference to which is expressly craved for a more detailed  
description.

These covenants and conditions are to run with the land and shall  
be binding on all parties and all persons claiming under them, provid-  
ing, however, that upon or after the expiration of Seven (7) years  
from the date of this instrument, said covenants or any part or portion  
thereof may be altered, amended, or declared void by the consent of the  
Planning and Zoning Commission of the City of Greenville, South Carolina.

If the parties hereto or any of them, or their heirs or assigns,  
shall violate any of the covenants herein contained, it shall be law-  
ful for any other person or persons owning any portion of the real  
property above described to prosecute any proceedings at law or in  
equity against the person or persons violating or attempting to vio-  
late any such covenants, and, further, it shall be lawful for the City  
of Greenville, S. C. to likewise prosecute any proceedings at law or  
in equity against the person or persons violating or attempting to  
violate any such covenants.

1. Upon the properties herein described, all buildings or struc-  
tures shall be set back from the right-of-way lines of S. C. Route 291  
a distance of not less than 50 feet, except that within 300 feet of Le-  
Grand Boulevard, within 125 feet of Littlejohn Lane, and within 220  
feet of McAlister Road (which areas are more fully shown on said plat  
above mentioned), all buildings and structures shall be set back from  
the right-of-way lines of S. C. Route 291 a distance of not less than  
25 feet. Upon the herein described properties, all buildings or struc-  
tures shall be set back from the right-of-way lines of any other street  
or road a distance of not less than 25 feet. The space within the re-  
quired setback shall not be encroached upon by any part of a building  
or structure, any billboards, porches, or sheds.

2. There shall be no residential structures or residential use of  
any structures other than a tourist court or motel, or living quarters  
for a janitor or watchman in connection with an industrial or commercial  
establishment.

3. There shall be no individual trailers or trailer camps.

4. No building nor appurtenance thereto shall exceed 45 feet or  
3 stories in height.

5. There shall be a parking area provided off the street on each  
lot or parcel of land upon which a structure or building is erected  
that shall be adequate in size to accommodate the necessary drives and  
not less than the number or parking spaces as set forth in the follow-  
ing:

- A. One parking space for each 200 square feet  
of floor area in a building(s), used for  
either office or retail sales purposes.
- B. One parking space for each unit, including  
the office, within a motel or tourist court.

For Cancellation of Protective Covenants, See Deed Book 877 Page 63