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PROTECTIVE COVENANTS APPLICABLE TO
MONAGHAN SUBDIVISION 31

Property of J. P. Stevens & Co., Inc., Greenville, S. C.
Plat Recorded in Plat Book GG, pages 86 and 87
R. M. C. Office for Greenville County, S. C.

These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them until January 1, 1975, 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.

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

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.

These covenants shall apply to all numbered lots appearing on the plat of Monaghan Subdivision made by Piedmont Engineering Service, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GG, Pages 86 and 87, except that none of said covenants shall apply to Lots 28, 29 and 30 as shown on said plat. Subject to the exception of Lots 28, 29 and 30:

A. 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 not to exceed two and one-half stories in height and a private garage for not more than three cars. Garages shall be attached to residences or located to the rear thereof and not in front of the residence or to the side.

B. 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.

C. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in 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.

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

E. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. It is the intention of this provision to refer to the body of the structure and not to steps, porches, bay windows and the like. 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; except that in the case of Lot 3, a residence erected thereon may be nearer the line dividing said Lot 3 from Lot 2 than the foregoing percentage distance but in no case shall said building be nearer than five feet from said line.

F. Residences shall face the street that the lot upon which the residence is built fronts except that residences erected on corner lots shall face the intersection of the streets bounding said lots; provided, however, that any residence erected on Lot 47 shall face on Cottingham Street.