

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

JAN 19 4 53 PM 1935

OLLIE FARNSWORTH  
R. M. C.

PROTECTIVE COVENANTS APPLICABLE  
TO PROPERTY OF JOHN R. RODGERS'  
AND J. MACK WOODS AS SHOWN ON  
PLAT OF RODGERS VALLEY HEIGHTS,  
NEAR GREENVILLE, S. C.

I. THE PROTECTIVE COVENANTS HEREINAFTER set forth shall pertain to all lots and tracts in that certain tract of land near the City of Greenville, Butler Township, Greenville County, State of South Carolina, being shown on a plat of Rodgers Valley Heights recorded in the R. M. C. Office for Greenville County in Plat Book GG at page 103.

II. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No structure of a temporary character, trailer, basement, tent, shack, garage, garage apartment, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

III. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications, and a plot plan showing the location of the structure, have been approved by the architectural control committee, composed of John R. Rodgers and J. Mack Woods, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved.

IV. DWELLING DESIGN AND SIZE. No dwelling shall be permitted on any lot or tract of which the ground floor of the main structure, exclusive of one-story open porches and garages, shall contain less than 1200 square feet for a one-story dwelling or less than 900 square feet for a dwelling of more than one story. It being the intention and purpose of this covenant to assure that all dwellings will be of a design and size which will add beauty, quality and harmony to the sub-division.

V. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. No building shall be located nearer than ten per cent of the width of the lot to any side lot line. No accessory building, such as a private garage, shall be located nearer than 5 feet to any lot line. No residential building shall be located nearer than 30 feet of the rear lot line.

VI. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having an area of less than 20,000 square feet, and a width of less than 100 feet on the front.

VII. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

VIII. NUISANCES. No noxious or offensive activity or trade shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.