

MAR 2 4 54 PM '55
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 2 1955
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BUILDING RESTRICTIONS APPLICABLE TO "KIRKWOOD HEIGHTS"
AS SHOWN ON PLAT MADE BY PICKELL AND PICKELL IN
OCTOBER, 1954, RECORDED
IN PLAT BOOK "E E" AT PAGE 110

The following building restrictions are hereby imposed by the undersigned who are the owners of all of the lots shown on Plat of Kirkwood Heights, made by Pickell and Pickell in October, 1954, recorded in Plat Book EE at Page 110.

1. No lot shall be used except for residential purposes. 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 cars; provided, however, that duplexes, or two family dwellings may be constructed upon lots 14, 36, 43, 55, 57, 59, 61, 63, and 64.
2. No building shall be erected or altered on any building lot in this subdivision until the plans, specifications, and plot plans showing the location of such building shall have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevation by a committee composed of C. L. Tidwell, W. K. Stringfellow, H. C. Smith and C. S. Fox, or by a majority of said committee. In the event of the death or resignation of any member of said committee, the remaining member or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority; in the event said committee, or its designated representative fails to approve or disapprove a design and location within thirty days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representatives shall cease on and after January 1, 1979. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.
3. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat.
4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7000 square feet or a width of less than sixty feet at the front building setback line.
5. 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.
6. No trailer, basement, tent, shack, garage, barn or other out building 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.
7. The ground floor area of the main structure, exclusive of one-story open porches and garages, for dwellings of one-story shall be as follows:
 - On lots 1 through 10 and 18 through 33, not less than 1200 square feet.
 - On lots 11, 12, 13, 16, 17, and 37 through 49, not less than 1100 square feet.
 - On lots 51, 67, and 68, not less than 900 square feet.
 - On the remainder of the lots, not less than 1000 square feet; provided however, that any duplexes built on lots 14, 36, 43, 55, 57, 59, 61, 63, and 64 shall contain not less than 1100 square feet.
8. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.