

PROTECTIVE COVENANTS

for

DONALDSON HEIGHTS

PROPERTY OF A. V. TRIBBLE AND MADGE L. TRIBBLE
PLAT RECORDED IN PLAT BOOK EE, PAGE 115
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C., MADE
BY C. C. JONES, ENGINEER, FEBRUARY 1955

The undersigned, A. V. Tribble and Madge L. Tribble, being the owners of the lots shown on plat of Donaldson Heights, referred to above, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under them until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten (10) 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 or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one 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.

1. No building shall be located on any residential building lot nearer than the building setback line as shown on the recorded plat.

2. No dwelling shall be erected on any of the lots shown on the plat of Donaldson Heights referred to above, having a value of less than \$6,500.00.

3. The ground floor area of the main structure, exclusive of one story open porches and garage, shall be not less than 1,000 square feet in the case of a one story structure nor less than 650 square feet in the case of one and one half, two, or two and one half story structures.

4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any of said lots 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.

5. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7500 square feet or a width of less than 70 feet at the front building setback line.

6. No obnoxious or offensive trade shall be carried on upon any of the property.

7. This property shall be used only for single family or duplex residences. Provided, however, any lots may be used for the construction of a building for educational or religious purposes.