

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROTECTIVE COVENANTS OR RESTRICTIONS APPLICABLE TO THE PROPERTY KNOWN AS EDWARDS FOREST AS SHOWN ON PLAT RECORDED IN R.M.C. OFFICE IN PLAT BOOK EE AT PAGE 105.

1. The following protective covenants are hereby imposed, by the undersigned who is the owner of lots 1 through 31 and 33 through 44, inclusive, in the Subdivision of Edwards Forest as shown on the plat thereof recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book EE at Page 105. These covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument adopted by vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed of record.

2. 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 proceedings at law or in equity against the persons or person 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.

3. 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.

4. Lots 1 through 31 and 33 through 44, inclusive, in said subdivision shall be residential lots. No structure shall be erected, altered, placed or permitted to remain on said lots other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than three automobiles.

5. No live stock, cattle, swine, sheep, goats or other such animals of similar breed shall be permitted to be kept on any of lots 1 through 31 and 33 through 44, inclusive. Likewise, no chickens, ducks, geese or other such fowls shall be permitted or kept on any of lots 1 through 31 and 33 through 44, inclusive, except that fowls may be maintained in a limited number, not in excess of 15, for the purpose of being consumed by the family residing on said lot.

6. No building on lots 1 through 31 and 33 through 44, inclusive, shall be located, altered or permitted to remain nearer to the front lot lines than shown on said recorded plat, or in any event no nearer than 35 feet, nor nearer to any side line than 10 feet. No detached garage shall be located nearer the front lot lines than 30 feet, nor nearer than 5 feet from any side or rear lines.

7. No dwelling shall be located, altered or permitted to be placed on lots 1 through 31, and 33 through 44, inclusive, which has an area of less than 15,000 square feet or a width of less than 75 feet at the front building setback line.

8. The ground floor area of the main structure, exclusive of one story open porches and garages shall be as follows: on lots nos. 35 through 44, inclusive, 1200 square feet for one story structure and for two story structures, ground floor area of 900 square feet and a second story area of 500 square feet and on lots 1 through 31 and 33 through 34, inclusive, 1050 square feet for one story structures and for two story structures the ground floor space of 850 square feet and a second story space of 400 square feet. No concrete blocks shall be used in said structures so as to be visible from the outside of said structure.