

NOV 10 1935

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GREENVILLE CO. S. C.

BOOK 538 PAGE 353

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PROTECTIVE COVENANTS OR RESTRICT-  
IONS APPLICABLE TO THE PROPERTY  
KNOWN AS MAULDIN MEADOWS, PROPERTY  
OF J. H. MAULDIN, AS SHOWN ON PLAT  
RECORDED IN THE R.M.C. OFFICE IN  
PLAT BOOK EE AT PAGE 151. (Numbered  
Lots Only)

1. The following protective covenants are hereby imposed, by the undersigned who is the owner of all lots in the Subdivision of Mauldin Meadows as shown on the plat thereof recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book EE at Page 151. These covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 1935, 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 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.
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. All lots in said subdivision shall be residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot 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 said numbered lots. Likewise, no chickens, ducks, geese or other such fowls shall be permitted or kept on any of said numbered lots, 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 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 5 feet. No detached garage shall be located nearer the front lot lines than 80 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 any numbered lot which lot has an area of less than 8,500 square feet or a width of less than 65 feet at the front building setback line.
8. The ground floor area of the main structure, exclusive of one-story open porches and of garages shall be not less than 950 square feet.
9. No noxious or offensive trade or activity shall be carried on upon any of the said numbered lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
10. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said numbered 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.