

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

COURTNEY'S PLEASANT VIEW ACRES
SUBDIVISION, GREEN, S. C.

THE UNDERSIGNED, Callie C. Gravley and Vallie C.

Vaughn, the owner of the premises designated as Lots 1 through 12 inclusive, 14, 15, 17, 18, 20, 21, 22, 23 and 25 through 31 inclusive designated as

"Pleasant View Acres" Subdivision, Green, S. C., said property more fully described by plat of H. S. Brockman, surveyor, made March 22, 1954 and amended Dec. 29, 1955, said plat recorded in plat Book _____ page _____, Greenville County R. E. C. Office, does hereby adopt the following protective covenants, to wit:

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 one and one-half stories in height and a private garage for not more than two cars.

2. No building shall be located on any residential building lot nearer than thirty-five feet to the front line, nor nearer than ten feet to any side line.

3. No residential structure shall be erected or placed on any building plot which plot has an area of less than seventy-five hundred square feet, nor a width of less than sixty feet at the front building set-back line.

4. 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 a nuisance to the neighborhood.

5. No trailer, basement, tent, shack, garage, barn, or other out building erected in the subdivision 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.

6. No dwelling shall be erected on any lot at a cost of less than Seven Thousand Five Hundred (\$7,500.00) Dollars based upon cost levels prevailing on the date of these covenants, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet for a one-story dwelling, and not less than ~~1,000~~ ⁷⁰⁰ square feet for a dwelling of more than one story.

7. No animals, livestock, or poultry of any kind shall be raised bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

8. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, no waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.