

GREENVILLE COUNTY

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 22 3. 54 PM 1956
DILLIE FARRAR
R.M.G.

PROTECTIVE COVENANTS

The following protective covenants, dated November 4, 1955, are hereby imposed upon all of the lots shown on Plat 1 of the subdivision of Silver Shoals, made by Terry T. Dill, on September 6, 1955, located in Greenville County, State of South Carolina;

1. All of the lots shall be used for residential purposes only.
2. No residence, garage or other structure shall be built nearer the front lot line as shown on said plat than twenty-(20)-feet.
3. No building shall be constructed or placed on any lot until the building plans and plot plans showing the location of such building have been approved in writing as to conformity and harmony of design with existing and/or proposed structures in the subdivision, and as to location of the building with respect to topography by a committee composed of M.L. Jarrard and Thos. Adkins and W.G. Griffin. In the event of the death or resignation of any member of the said committee, the remaining member shall appoint a successor; in the event of the resignation or failure to serve of all members of the committee, the owners of the lots shall be authorized to elect a successive committee. If the committee fails to approve or disapprove any design or location within 30 days after plans and specifications have been submitted to it or in any event, no suit to enjoin the erection of such structures 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. The powers and duties of such committee and designated representative shall cease on and after January 1, 1975 unless a written instrument executed by the then record owners of a majority of the lots in the subdivision shall have been recorded.
4. No noxious or offensive trade or activity shall be carried on upon any of the property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. No livestock, cattle, swine, sheep, goats or other animals of a similar breed shall be kept on any lot.
6. All sewage disposal shall comply with the requirements of the State Board of Health.
7. No shack, garage, barn or other such structure shall be used as a residence either temporarily or permanently, and no trailer shall be used as a residence unless approved by the committee as set forth in Paragraph 3, and the committee is authorized to require the removal of any trailer which may subsequently fail to conform with the standards of the neighborhood.
8. An easement for water, sewer, utility and power lines is reserved under and along the front lines of the said lots.
9. An easement is reserved over the rear 25 feet of lots 1 through 12 for use as an alley.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of March, 1956.

IN THE PRESENCE OF:

Ben C. Thornton
Ben C. Thornton

M. L. Jarrard
M. L. Jarrard (SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY Appeared before me Ena W. King who being first duly sworn says that she saw the within named M. L. Jarrard sign, seal and as his act and deed deliver the foregoing protective covenants; and that she with Ben C. Thornton witnessed the execution thereof.

SWORN to before me this 8th day of March, A. D. 1956.
Ben C. Thornton
Ben C. Thornton (SEAL)
Notary Public for S. C.

Ena W. King
Ena W. King