

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE ^{FILED} GREENVILLE CO. S.C.

PROTECTIVE COVENANTS APPLICABLE
TO PROPERTY OF W. R. WOODS AND
J. MACK WOODS AS SHOWN ON PLAT
OF WOODS DEVELOPMENT ON MILLER
ROAD

JAN 25 9 55 AM

OLLIE FARNSWORTH
R.M.C.

1. THE PROTECTIVE COVENANTS HEREINAFTER set forth shall pertain to all lots or tracts of land except tract number 13 as shown on plat of "Woods Development", recorded in R. M. C. Office, Greenville County, in Plat Book 66, Page 165. The said subdivision is in Butler Township, Greenville County, State of South Carolina adjacent to and just off the Miller Road.

II. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No structure of a temporary character, trailer, basement, tent, shack, garage, garage apartment, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

III. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications, and a plot plan showing the location of the structure, have been approved by the architectural control committee, composed of J. Mack Woods, and W. R. Woods, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved.

IV. DWELLING DESIGN AND SIZE. No dwelling shall be permitted on any lot or tract of which the ground floor of the main structure, exclusive of one-story open porches and garages, shall contain less than 900 square feet for a one-story dwelling. It being the intention and purpose of this covenant to assure that all dwellings will be of a design and size which will add beauty, quality and harmony to the sub-division.

V. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ than 50 feet. No building shall be located near/ than ten percent of the width of the lot to any side lot line. No accessory building, such as a private garage, shall be located nearer than 5 feet to any lot line. No residential building shall be located nearer than 30 feet of the rear lot line.

VI. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having an area of less than 20,000 square feet, and a width of less than 100 feet on the front.

VII. EASEMENTS. Easements for installation and maintenance of utilities facilities are reserved.

VIII. NUISANCES. No noxious or offensive activity or trade shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

IX. SEWERAGE. All sewerage disposal shall be by septic tank approved by the State Board of Health and the County Health Officer, or by city sewerage line when available.

X. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument

For Release of Restrictions see Deed Book 868 Page 78 (Section II & IV)