

PROTECTIVE COVENANTS

"GREEN FOREST"

SECTION A

JUL 23 4 00 PM 1957

OLLIE FARNSWORTH
R. M. Vaughn

We, the undersigned, Allen E. Vaughn, William A. Vaughn, Joseph A. Pannell, Ethel Pannell and H. C. Wood, being the owners of all the lots shown on a plat known as GREEN FOREST, Section A, which plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "KK" at Page 85, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under them until January 1, 1977, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them or their heirs and 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.

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 or effect.

1. No building shall be located on any residential building lot nearer the street than the building setback line as shown on the recorded plat.
2. No dwelling shall be permitted on any lot at a cost of less than \$12,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant 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 hereon for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1400 square feet for a dwelling of a more than one story.
3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract 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.
4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet or a width of less than 80 feet at the front building setback line.
5. No obnoxious 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 any annoyance or nuisance to the neighborhood.
6. No live stock, cattle, swine, sheep, goats or other such animals or similar breed shall be permitted to be kept on any residential plot. Likewise, no chickens, ducks, geese, or other such fowls may be permitted or kept on any residential plot except that fowls may be maintained in a limited number not in excess of ten, for the purpose of being consumed by the family residing on such residential plot.
7. This property shall be used only for single family residences.
8. This property shall not be recut so as to face any direction other than as shown on the recorded plat thereof.
9. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.
10. An easement five feet in width is reserved across the side and rear of all lots for the purpose of utility installation and maintenance, as well as drainage.

(Continued on Next Page)