

OCT 18 1957
PROTECTIVE COVENANTS APPLICABLE TO
OAKLAND TERRACE SUB-DIVISION

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Property of Zelma B. Quinn Greenville, S.C.
Plat recorded in Plat Book BB Page 196
R.M.C. Office for Greenville County S.C.

These covenants are to run with the land and shall be binding on all parties. And all persons claiming under them until January 1, 1975, 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 or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development or sub-division to prosecute any proceeding 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 of these covenants by judgment or court order shall in no wise affect any of these provisions which shall remain in full force and effect.

These restricted covenants shall apply to all numbered lots appearing on the plat of Oakland Terrace Sub-Division, recorded in the R.M.C. Office for Greenville County South Carolina, in Plat Book BB Page 196.

A. All numbered lots in the tract shall be known and described as residential lots. No Structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars. Garages shall be attached to residences or located to the rear thereof and not in front of the residence or to the side.

B. No noxious or offensive trade or activity 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.

C. No trailer, basement, tent, shack, garage, barn or other out building erected in 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.

D. The ground floor area of the main structure exclusive of one story open to porches and garages shall be not less than 1100 square feet or appraised value of \$12,000.

E. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat.

F. Residences shall face the street that the lot upon which the residence is built fronts except that residences erected on corner lots shall face the intersection of the streets bounding said lots.

G. A five feet easement is reserved along all side and rear lot lines for drainage and utility installation and maintenance.

H. No numbered lots in this subdivision shall be re-cut or re-subdivided.

I. No lot shall contain more than one residential structure, but this restriction shall not prevent a purchaser from using more than one lot for one residence. It is the intention of this restriction to prevent the building of more than one residence on any one lot in this subdivision.

WITNESS my hand and seal this 17th day of October 1957.

Signed & Sealed in the Presence of:

Signed Zelma B. Quinn (L.S.)
Zelma Quinn

Thomas J. Quinn
Thomas J. Quinn

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