

JAN 3 9 35 AM 1959

STATE OF SOUTH CAROLINA ) OF RESTRICTIVE AND PROTECTIVE  
COUNTY OF GREENVILLE ) COVENANTS APPLICABLE TO THAT  
SUBDIVISION KNOWN AS BLACKHAWK CIRCLE

The following restrictions and protective covenants are hereby imposed on that subdivision known as Blackhawk Circle as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "PP". Page 173. These protective covenants and restrictions are imposed not only for the benefit of the grantor but also for the benefit of each and every purchaser of any of said property, their heirs and assigns.

These protective covenants are to run with the land and shall be binding on all parties or persons claiming under them until September 1, 1978 after which time they shall be automatically extended and remain in full force and effect, provided that at any time after said date the owners of a majority of said lots shall have the authority to change said covenants in whole or in part by executing an instrument setting forth the change and placing it of record.

If the subdivider or the owner of any said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any lot or lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from so doing or to recover damages suffered by reason of such violations, or both. Invalidation of any one of these covenants by judgment, court order or otherwise shall in no way affect any of the remaining provisions.

1. This property shall be used for residential purposes only, and no structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than three (3) cars.

2. No dwelling shall be located nearer the front lot line or nearer to the side street line than 30 feet, nor nearer to any side or rear lot lines than 5 feet.

3. No dwelling shall be built, altered or placed on any lot or lots which dwelling contains a ground floor area of less than 850 square feet, exclusive of porches and garages, nor shall any dwelling be erected on any lot which lot has an area of less than 10,000 square feet or a width of less than 70 feet at the front building setback line.

4. No trailer, basement, tent, shack, garage, barn or other out-buildings erected on any of the lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence.

5. No noxious or offensive trades or practices which shall constitute a nuisance shall be carried on or conducted on any of the lots or any portion of the lots hereinabove referred to.

6. No fence shall be constructed on the front of any lot nearer to the street than the front building line, except that hedges and/or ornamental fences not exceeding 3 feet in height shall be permitted on any portion of any lot.

7. All sewer disposal shall be by septic tank meeting the approval of the State Board of Health until such time as other suitable means of sewer disposal is available.

(Continued on Next Page)

For Record & Restrictions See Plat Book 675 Page 503