

MAY 22 4:23 PM 1955 BUILDING RESTRICTIONS APPLICABLE
STATE OF SOUTH CAROLINA : -TO-
COUNTY OF GREENVILLE : WORTH CERTAIN LOTS OF DOGWOOD HILLS
SUBDIVISION, BATES TOWNSHIP,
TRAVELERS REST, SOUTH CAROLINA

I, the undersigned, A. F. JORDAN, TRUSTEE, being the owner of the following described lots hereby agree that the covenants and restrictions hereinafter set forth shall apply to said property and shall be binding on the undersigned and all persons claiming under him until June 1, 1979, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a 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 undersigned, or his heirs and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for another person or persons owning any of the lots hereinafter mentioned to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenant 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 in no wise shall affect any of the other provisions which shall remain in full force and effect.

The covenants hereinafter set forth shall apply to lots No. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, and 26 of Dogwood Hills Subdivision as shown on a revised plat thereof prepared by Terry T. Dill, Registered Engineer, dated October, 1956, and recorded in the R. M. C. Office for Greenville County in Plat Book QQ at Page 63.

1. All of the above described lots shall be known and designated as residential lots and the said property shall be used for residential purposes only.

2. No dwelling shall be permitted or erected on any of the above lots, the ground floor of which consists of less than one thousand (1000) square feet for a dwelling of more than one story. The ground floor of a one story building shall not consist of less than twelve hundred (1200) square feet.

3. No building shall be located on any lot nearer than 50 feet from the front lot line shown on the recorded plat. No building except detached garage or other out building located 75 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line.

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

5. 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.

6. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

(Continued on next page)