

"TERRA PINES ESTATES"

The undersigned, being the owners of the numbered lots as shown on a plat of Terra Pines Estates, near Greenville, S.C., on plat made by Piedmont Engineering Service, December 1958, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book RR, page 31, 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, 1975, at which time said covenants shall be automatically extended for successive periods of ten (10) 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 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 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 shall in no wise affect any of the other provisions, which shall remain in full force and effect.

SITE:

Each lot shall contain approximately one acre in surface area, and may not be re-subdivided into smaller lots.

OCCUPANCY:

1. Each lot shall be used solely and only for a single family residential dwelling.
2. No structure of a temporary character such as a trailer, mobile home, tent, shack, garage or barn shall be used as a residence at any time on any lot.
3. Only dwellings with an enclosed ground floor area, exclusive of open porches and car ports, of no less than 1400 square feet will be permitted on any lot, nor less than 1100 square feet for the ground floor area of a two-story dwelling.
4. No activity shall be carried on any lot that would be offensive, annoying, or create a nuisance to the neighborhood.

LOCATION:

1. No building shall be located nearer the front lot line than the set back line shown on the recorded plat, and in no case nearer than 50 feet, to the street on which the dwelling faces.
2. No dwelling shall be located within 25 feet of side property lines, nor shall any dwelling be located within 25 feet of the rear property line.
3. The location of wells and septic tanks must be approved by the Quality Control Committee prior to the installation of either.

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