

PROTECTIVE COVENANTS

STATE OF SOUTH CAROLINA :
 COUNTY OF GREENVILLE :
 : Applicable to all lots in the Sub-
 : Division known as "Rosedale", rev-
 : ised May and June, 1960, Property
 : of E. F. Cunningham and Rose M.
 : Cunningham, in Chick Springs Town-
 : ship, Greenville County, South
 : Carolina, Plat Book QQ, Page 113.

WHEREAS, E. F. Cunningham and Rose M. Cunningham are the owners of a certain tract of land in Chick Springs Township, County of Greenville, State of South Carolina; and, whereas, said tract of land has been sub-divided into twenty-one (21) additional lots, said sub-division being known as "Rosedale", a revised plat of which has been recorded in the R. M. C. Office for Greenville County. Said lots are to be conveyed and are conveyed subject to the hereinafter protective covenants.

NOW, THEREFORE, E. F. Cunningham and Rose M. Cunningham are the owners of said sub-division known as "Rosedale", do hereby impose the following listed covenants and restrictions upon the sale, the transfer and the use of the aforementioned twenty-one (21) additional lots, namely Lots No's 17, 18, 19, 20, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50, known as "Rosedale" revised, which covenants and restrictions shall be binding on the present owners, E. F. Cunningham and Rose M. Cunningham, their heirs and assigns, and upon all purchasers and transferees and their heirs and assigns until the first day of August 1979, and said covenants and restrictions shall automatically extend for a period of ten (10) years from said date unless a majority of the owners of said lots known as "Rosedale", agree to their removal.

- A. No residence other than a single family dwelling shall be erected on each of said lots.
- B. No lot shall be re-cut or sub-divided.
- C. Lots above enumerated are restricted to a minimum front building line of thirty-five (35) feet. No dwelling or building shall be erected within twenty (20) feet of any side street, nor within ten (10) feet of any side line, nor within five (5) feet of the rear lot line.