

STATE OF SOUTH CAROLINA) Building restrictions applicable
) to
 COUNTY OF GREENVILLE) PROPERTY OF R. L. CHILDRESS

The following protective covenants and building restrictions are hereby imposed upon all numbered lots (that portion marked Reserved by Owner is not to be restricted) on plat of property of R. L. Childress made by Jones and Southerlin February 27, 1960 recorded in plat book UU page 63 of the RMC Office for Greenville County, S. C., These restrictions shall also apply to lots shown on plat made by C. C. Jones, Engineer, fronting on Wildrose Lane and Borden Drive, to be recorded.

Lot No. 31 and a 1/2 interest in lot No. 2 having already been conveyed to Joe E. Hawkins, he hereby joins in and consents that his lots shall be covered by said restrictions.

These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, at which time said covenants shall automatically terminate unless a majority of the then owners of the lots shall agree in writing to extend said covenants for such period of time as they may see fit.

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.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

1. All lots in said subdivision shall be used for residential purposes only. No building 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 2 cars.

2. No dwelling shall be erected or permitted on any lot at a cost of less than \$9,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of quality, workmanship, and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1150 square feet for a one story dwelling nor less than 800 square feet for a dwelling of more than one story.

3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat, or located nearer than 5 feet to any side lot line or rear line. No fence, hedgerow, or wall, except a retaining wall, shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line.

4. No residential lot shall be subdivided or recut to face any other direction than that shown on said plat. No dwelling shall be erected or placed on any lot which has been reduced in size greater than 20% from that which is now shown on said recorded plat, or which may then have less than 85 feet frontage.

5. No concrete blocks shall be used in the construction of a dwelling on any residential lot which may be

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Sunny Acres
 also *plat 8 XX/5*