

JUL 2 1989

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

RESTRICTIVE AND PROTECTIVE COVENANTS
 APPLICABLE TO OAKWOOD ACRES - SECTION II

The following restrictive and protective covenants are hereby imposed on the property contained in the subdivision known as Oakwood Acres, Section II, as shown on plat, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book EEI at Page 73. These protective covenants and restrictions are imposed not only for the benefit of the Grantors but also for the benefit of each and every purchaser of any of the said property and 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 November 1, 1989, at which time same shall be automatically extended for a successive period of ten years unless, by a vote of the owners of a majority of said lots, it is agreed to change said covenants in whole or in part. Said restrictions are recorded in the R. M. C. Office for Greenville County in Deed Vol. _____, Page _____.

If the subdividers or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said 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 doing so or to recover any actual damages suffered by reason of such violations.

Invalidation of any one of these covenants by judgment, Court order or otherwise shall not in any way affect any of the other provisions which shall remain in full force and effect.

1. All of the said lots shall be used for single family dwellings with no dwellings to exceed two stories in height, and no private garage shall exceed a two car capacity, provided that two but not more than three adjoining lots may be used for one dwelling.
2. No building shall be located nearer the front lot line or nearer to the side street line than the building line shown on the recorded plat.
3. The side yard building line shall be not less than 8 feet or 10% of the width of the lot whichever is greater up to a maximum of 12 feet.
4. No trailer, basement, tent, shack, garage, barn or other outbuilding 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 garage or accessory building shall be erected nearer than 5 feet to the side or rear lot line.
6. A 5 foot easement is reserved along the side and rear line of each lot for drainage and utilities.
7. No fence shall be constructed on any lot or lot line nearer the street than the front building line shown on the Platm except that hedges and/or ornamental fences not exceeding three feet in height shall be permitted.
8. No lot shall be recut or resubdivided so as to make more lots or to change the frontage of the lot as shown on the recorded plat. However, this restriction shall not be deemed to invalidate the sale of a small portion of a lot to the owner of any adjoining lot as long as the lot being reduced in size has a frontage of not less than 90 feet.
9. All one or two story dwellings constructed on these lots shall have not less than 1100 square feet on the ground floor. In determining this floor space, car ports, attached garages and porches shall not be included.
10. No chickens or livestock shall be kept or raised on any lot.
11. No noxious or offensive trade 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.
12. There shall be a back yard depth of not less than 25 feet in the rear of each dwelling erected on any of these lots.

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