

GREENVILLE CO. S. C.

DEC 7 3 24 PM 1965

BOOK 787 PAGE 461

OLIVER WORTH  
WORTH

PROTECTIVE COVENANTS  
SECTION D  
RILEY ESTATES

The undersigned, J. O. Evans, being the owner of all of the lots in Section D as shown on a plat of Riley Estates recorded in Plat Book BBB at page 13 and being Lots 35 through Lot 46, inclusive, does hereby place upon said land the covenants and restrictions hereinafter set forth which shall be binding on all parties and all parties claiming under them until January 1, 1988, at which time said covenants shall be automatically extended for successive periods of ten 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 any person or persons, 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 situate 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 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.

1. No building shall be located closer to the front lot line on any residential building lot nearer than the building setback line as shown on the recorded plat, and not nearer to a side line than 10% of the width of the lot at the setback line.

2. No dwelling shall be permitted on any lot at a cost of less than \$10,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of 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 hereon 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 1,350 square feet for a one story dwelling, nor less than 800 square feet per story for a dwelling of more than one story.

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

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