

GREENVILLE

DEC 20 12 09 PM 1967

OLLIE FARNSWORTH
R.M.S.

BOOK 835 PAGE 127

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BUILDING RESTRICTIONS

WHEREAS, LINDSEY BUILDERS, INC., a corporation, is the owner of all that certain real estate in Greenville County, South Carolina, being shown as Lots Nos. 1 through 10, inclusive, on a Plat entitled "LEE HEIGHTS", a resubdivision of Lots 30 through 34 on a Plat of Dixie Farms, Greenville County, S. C., as shown on a plat thereof made by Campbell & Clarkson, Surveyors, dated December 6, 1967, and recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, page 7; and,

WHEREAS, Lindsey Builders, Inc. is subdividing and developing said property as a single subdivision and desires to impose upon said property a general uniform scheme of development for the protection of future owners of said lots;

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained for the benefit of Lindsey Builders, Inc. and the future owners of Lots in Lee Heights, the following covenants and restrictions upon the sale, transfer and use of the above described property are hereby imposed upon Lindsey Builders, Inc., its successors and assigns, to wit:

1. No lot shall be used except for residential purposes. 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 two automobiles.
2. No lot shall be recut so as to face in any direction other than that shown on the recorded plat.
3. No residence containing less than 1,000 square feet of floor space, exclusive of open porches and garages, shall be constructed on any lot.
4. No trailer, basement, tent, shack, garage, barn or other out-building erected on any lot shall at any time be used as a residence, temporarily or permanently.
5. No noxious or offensive activities shall be carried on on any lot, nor shall anything be done which may be or become a nuisance or an annoyance to the neighborhood. No junked automobiles, house trailers, trash, garbage or other waste shall be permitted to remain on any lot. No animals, livestock or poultry shall be permitted on any lot except cats, dogs, birds or other household pets in reasonable numbers as pets for the pleasure of the owner of any lot.
6. Sewerage disposal shall be by a sewerage disposal system complying with the rules and regulations of the South Carolina State Board of Health.
7. Building setback lines are reserved as shown on the aforementioned recorded plat.
8. All fuel oil tanks or containers shall be covered, buried underground or kept in the rear of the residences erected on any lot.

The covenants and restrictions hereinabove set forth shall run with the land and shall be binding upon all persons claiming

1.

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