

DEC 30 9 33 AM 1968

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ELIE FA. LEWORTH
R.M.C.) BUILDING RESTRICTIONS

WHEREAS, Lindsey Builders, Inc. is the owner of a subdivision in Greenville County, South Carolina, known as VARDRY-VALE, Section One, as shown by a plat thereof made by Campbell & Clarkson, Surveyors, dated November 15, 1968 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW at Page 40 (which is incorporated herein by reference and made a part hereof as though fully set forth herein);

WHEREAS, Lindsey Builders, Inc. has developed said property as a single subdivision and hereby imposes thereupon a general, uniform scheme of the development;

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

- (1) All lots shall be used exclusively for single-family residential dwellings. No building shall be erected on any lot other than one detached single-family residential dwelling not to exceed two stories in height and a private garage for not more than two automobiles.
- (2) No lot shall be re-cut to face in any direction other than that shown on the recorded Plat.
- (3) No building shall be located nearer to the street line on any lot than the front building set-back line shown on the recorded Plat.
- (4) No one-story residence containing less than 1,000 square feet of floor space (exclusive of porches and garages) shall be constructed on any lot. No two-story residence containing less than 1400 square feet of floor space (exclusive of porches and garages) shall be constructed on any lot.
- (5) No trailer, basement, tent, shack, garage, or other out-building erected on any lot shall at any time be used as a residence, either temporarily or permanently.
- (6) No concrete blocks shall be used in the construction of any building on any lot which may be visible from the exterior after grading has been completed. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done which may be or become a nuisance or an annoyance to the neighborhood. No inoperative automobiles, refuse or trash shall be kept on any lot.
- (7) Sewerage disposal shall be by sewerage disposal systems complying with the specifications of the State Board of Health.
- (8) All fuel oil tanks or containers shall be covered, buried underground or kept in the rear of all residences erected on any lot. No animals or fowls shall be kept and maintained on any lot except that cats, dogs and caged birds may be kept in reasonable numbers as pets for the pleasure of the residents.

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