

STATE OF SOUTH CAROLINA

APR 18 12 26 PM '69

COUNTY OF GREENVILLE )

OLLIE FARNSWORTH  
R. M. C.PROTECTIVE COVENANTS APPLICABLE  
TO LOTS # 1 THRU # 13 of PROPERTY  
OF BONNIE G. SMITH, KNOWN AS  
KAY'S ACRES.

I. THE PROTECTIVE COVENANTS HEREINAFTER set forth shall pertain to Lots #1 thru #13 in that certain tract of land near the City of Greenville, Butler Township, Greenville County, State of South Carolina being shown on plat of Kay's Acres recorded in the R.M.C. Office for Greenville County in Plat Book 000 at Page # 125.

II. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No structure of a temporary character, trailer, basement, tent, shack, garage, garage apartment, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

III. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications have been approved by the architectural control committee, composed of W. R. Woods and J. Mack Woods, as to the quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

IV. DWELLING DESIGN AND SIZE. No dwelling shall be permitted on Lots #1 thru #13, of which the ground floor of the main structure, exclusive of open porches and garages, shall contain less than 1200 square feet. It being the intention and purpose of this covenant to assure that all dwellings will be of a design and size which will add beauty, quality and harmony to the sub-division.

V. BUILDING LOCATION. No dwelling shall be located on any lot nearer to the front lot line than 75 feet. No dwelling shall be located nearer than 10% of the width of the lot to any side lot line. No accessory building, such as a private garage, shall be located nearer than 5 feet to any lot line. No residential building shall be located nearer than 30 feet of the rear lot line.

VI. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having an area of less than 20,000 square feet, and a width of less than 100 feet on the front.

VII. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

VIII. NUISANCES. No noxious or offensive activity or trade shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

IX. LIVESTOCK. No hogs shall be kept or raised on any lot or tract in the sub-division, either temporarily or permanently.

X. SEWERAGE. All sewerage disposal shall be by septic tank approved by the State Board of Health and the County Health Officer, or city sewerage line when available.

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