

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS
DEMPSEY HEIGHTS

WHEREAS, DEMPSEY REAL ESTATE CO., INC., a South Carolina corporation, is the owner of all that certain real estate in Greenville County, South Carolina, known as DEMPSEY HEIGHTS and is developing said property as a single subdivision.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and restrictions herein contained for the benefit of DEMPSEY REAL ESTATE CO., its successors and assigns, and the future owners of said property, the following restrictive covenants are hereby imposed on Lots Numbers 1 - 20, as shown on a Plat of DEMPSEY HEIGHTS, made by Enwright Associates, Engineers, dated June 4, 1971, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N, page 11, to wit:

1. All lots shown on said plat shall be used solely and exclusively for single family residential dwellings and shall not be used for commercial or business purposes.
2. No building shall be located nearer to the front lot line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot. No building shall be located nearer to any side of rear lot line than 5 feet.
3. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No horses, ponies, chickens, pigeons or livestock of any type shall be kept or raised on any lot in the subdivision.
4. No trailer, basement, tent, shack, garage, barn or other out-building 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. No wall or fence shall be placed nearer the street than the front building setback line as shown on the plat.
5. The ground floor of the main structure of any residence constructed on any lot shall not contain less than 1100 square feet of floor space. In computing the area under this paragraph, the outside dimensions of any residence erected on any lot shall be counted, and all basements, porches, carports, garages and breezeways shall be excluded.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
7. No lot shall be recut so as to face in any direction other than as shown on the recorded plat.
8. All sewerage disposal shall be by disposal systems complying with the requirements of the South Carolina State Board of Health.
9. No heavy truck or trailer shall be parked on any lot in the subdivision at any time, except for purposes of loading or unloading; no house trailer, disabled vehicle, or unsightly machinery