

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

NOV 9 3 30 PM '71
OLLIE FARNSWORTH RESTRICTIVE COVENANTS
R.M.C.

For your protection as a home owner these restrictions and covenants have been provided. These Restrictions are applicable to the numbered lots appearing on the Revised Plat entitled Subdivision of Foxcroft, Section Two made by C. O. Riddle, dated October 8, 1971, approved by the County Planning Commission on October 11, 1971, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N, pages 36 and 37.

I / USES PERMITTED AND PROHIBITED

1. All numbered lots shall be used exclusively for single family residential dwellings.
2. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected upon any lot shall at any time be used as a residence either temporarily or permanently. No structure of a temporary nature shall be used as a residence.
3. No house trailer shall be placed on any lot either temporarily or permanently. Any camping trailer and/or similar equipment used for the personal enjoyment of a resident of a lot shall at all times be parked to the rear of the dwelling and shall not be parked in the front or side thereof. Such equipment shall at all times be neatly stored and positioned to be inconspicuous. No tree houses or play houses shall be erected on any lot unless previously approved in writing by the Architectural Committee.
4. No noxious or offensive activity shall be carried on anywhere on the property subject to

these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood. No numbered lot or any part thereof shall be used for any business or commercial purpose or for any public purpose.

5. All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.

6. Sewerage disposal shall be by municipal or community sewerage system or, if by septic tank, in compliance with the specifications of the State Board of Health.

7. No animals shall be kept, maintained or quartered on any lot except that cats, dogs and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants.

8. The total area of all driveways shall be paved by plant mix concrete or asphalt.

II / SETBACKS, LOCATION AND SIZE OF IMPROVEMENTS AND LOTS

1. No building shall be erected on any lot nearer to the front lot line than the building setback line as shown on the recorded Plat, and any such building shall face toward the front line of the lot except that buildings to be constructed on corner lots shall face in the direction designated by arrows on said Plat. No residence shall be nearer to any side lot line than a distance equal to 10% of the width of the lot measured at the building setback line but in no event shall any residence be less than 12 feet from the side lot line.
2. No detached garage or other outbuilding shall be nearer than 75 feet from the front lot line nor nearer than 12 feet from any side or rear lot line.
3. No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot line than the building setback line having a height of more than 3 feet.
4. No lot shall be recut without first obtaining the written permission of the Architectural Committee created under Article III thereof.
5. Nothing herein contained shall be construed to prohibit the use of more than one lot or of portions of one or more lots as a single residential unit, provided, written approval thereof shall first be obtained from the Architectural Committee and, provided further, said site faces as

required by these restrictions and the recorded Plat.

6. The following minimum floor space required shall apply to all numbered lots in Section II. In calculating the minimum floor space there shall be included the heated area of the residence. Porches, garages and breezeways shall be excluded from the calculation.

One story residences	2,200 square feet
Two story residences	2,400 square feet
One and one-half story residences	2,600 square feet
(of which at least 1300 square feet of heated area shall be on the main floor.)	

Split level residences shall have a minimum of 2,400 square feet, 1,900 square feet of which shall be on the main and upper level. In calculating the minimum requirement of 2,400 square feet, credit shall be given for one-half of the square footage on the lower or basement level, provided the same is finished and heated.

Basement residences shall have a minimum of 2,400 square feet, 2,000 square feet of which shall be on the main level. In calculating the minimum requirement of 2,400 square feet