

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) RESTRICTIVE COVENANTS
TERRYDALE

WHEREAS, LINDSEY BUILDERS, INC., a South Carolina corporation, is the owner of all that certain real estate in the City of Greenville, Greenville County, South Carolina, known as TERRYDALE, 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 LINDSEY BUILDERS, INC., its successors and assigns, and the future owners of said property, the following restrictive covenants are hereby imposed on all lots shown on a plat of TERRYDALE, made by Campbell and Clarkson Surveyors, Inc., dated June 9, 1971, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N, Page 17, 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, provided, however, that nothing herein shall be construed to prevent LINDSEY BUILDERS, INC., its successors and assigns, from maintaining temporary field offices and storage on any lot while the subdivision is being developed.
- (2) No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot except corner lots. No building shall be located nearer to any inside lot line than 5 percent of the total width of said lot at the front setback line. Detached garages and other outbuildings shall not be located nearer than 70 feet to the front lot line nor nearer than 5 percent of the width of any lot at the front setback line to any side or rear lot line.
- (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 outbuilding 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 one-story residence constructed on any lot shall not contain less than 1600 square feet of floor space. The ground floor area of the combined upper two levels (exclusive of the basement and/or garage level) of any split level house shall not be less than 1600 square feet. In houses having two stories, the total finished area, including both floors, shall contain not less than 1600 square feet of floor space. In com-

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