

W 1079

STATE OF SOUTH CAROLINA : PROTECTIVE COVENANTS
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
NOV 11 12 49 PM '77

WHEREAS, W. Dennis Smith, Viola S. Brewster, ~~Ronald D. Wilbanks,~~
~~and Sandra L. Wilbanks, Billie E. Hand and Betty B. Hand,~~ Ronald E.
Calhoun and Sharon E. Calhoun, and Pauline B. Brannon are the sole
owners of all lots shown on a plat of property entitled "Property
of W. Dennis Smith", dated November 19, 1976, recorded in Plat Book
6-H page 35 R. M. C. Office for Greenville County and;

WHEREAS, said parties are desirous of promoting an orderly
development of said property for residential purposes for themselves
and subsequent purchasers of lots in said subdivision.

Now therefore, the following restrictions and protective cove-
nants are imposed on all lots in said subdivision to run with the
land and be binding upon all parties and persons claiming under them
until January 1, 1988, at which time, same shall be automatically
extended for successive periods of ten years each unless by vote of
a majority of lot owners it is agreed to change said covenants in
whole or in part.

For any violation or attempt to violate any of these covenants,
it shall be lawful for any person or persons owning real property in
said subdivision to prosecute any proceedings at law or in equity
against the person or persons violating or attempting to violate any
such covenant and either prevent such violation or recover damages
for such violation.

Invalidation of any one of these covenants by judgement or court
order shall in no wise affect any of the other provisions which shall
remain in full force and effect.

1. All of said lots shall be used for residential purposes only.
No structures shall be erected, altered, placed or permitted to remain
on any residential lot other than single family dwellings, together
with garages and other outbuildings incidental to residential use of
the lot.

2. The ground floor area of the main structure, exclusive of open
porches, breezeways, garages or car ports, shall not be less than
1400 square feet for a one story dwelling nor less than 1000 square
feet for a dwelling of more than one story. No concrete blocks shall
be visible from the exterior of the building. All fuel tanks shall be
placed underground.

3. No lot shall be recut so as to contain an area less than it
now has, as shown on recorded plat, unless such recutting is done for
the purpose of enlarging the size of adjacent lots. Only one dwelling
to be built on any lot.

4. No building shall be located on any lot nearer to the front
lot line than the set back line shown on the recorded plat. No build-
ing shall be located nearer than 10 feet to any interior or rear lot
line.

5. No noxious or offensive trade or activity 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.

6. No trailer, mobile home, shell home, basement, tent, shack,
garage, barn or other outbuilding erected in the tract at any time be
used as a residence temporarily or permanently, nor shall any structure
of a temporary character be used as a residence.

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