

RESTRICTIVE AND PROTECTIVE

COVENANTS FOR FORDTOWNE ESTATES CONT.

- (1) Malcolm and Jeanette Hood have the authority to approve a deviation of finished heated square footage requirements in any home up to 100 square feet.
6. No noxious or offensive trade or activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance or menace to the neighborhood, nor shall any use for business, commercial or public purposes be permitted.
7. Any motor vehicle parked on any lot shall contain current license tags and no old and unsightly vehicle nor other equipment shall be visibly kept on any lot for a period in excess of 30 days.
8. 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.
 - (1) No trailer, basement, or garage shall at any time be used as a residence either temporarily or permanently.
9. No fence or wall shall be constructed or maintained along the front property line of any lot, nor shall any hedge or fence higher than four (4) feet be built or maintained between the building line and the street.
10. All fuel oil tanks, gas tanks, and other storage containers used in connection with a dwelling shall be placed underground or placed in an outbuilding, consistent with normal safety precautions, so that said tanks or containers shall not be visible.
11. No concrete blocks, cinder blocks, or any similar type building material, or asbestos shingle siding, shall be used in connection with the construction of any building erected upon said lots so that said materials are visible from the outside of said building.
12. All sewerage disposal shall be by septic tank until public sewerage disposal is available and shall meet the approval of the Greenville County Health Department.
13. The right is reserved to lay or place or authorize the laying and placing of sewer, gas and water pipe lines, telephone, telegraph, and electric light poles on any of the streets, alleys, and byways without compensation or consent of any lot owner in said subdivision. An easement for the installation and maintenance of utilities and drainage facilities five (5) feet in width is reserved over said streets, alleys and byways.
14. Easements for drainage facilities are reserved over and across the side and rear five (5) feet of all said lots, with the provision that in the event one or more lots or portions thereof are joined together to form a larger lot, the easement shall be only on the side and rear boundaries of the lot as formed.
15. All driveways in the lots shall be paved with either asphalt or concrete paving.

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