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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Declaration of Covenants, Easements and Restrictions Applicable to Wilson Acres

THE UNDERSIGNED, being the owner of Lots 1 through 13, as shown on a plat of Wilson Acres, prepared by Jones Engineering Service, dated July 21, 1980, and recorded in Plat Book 7X at Page 23, does hereby agree that the covenants and restrictions hereinafter set forth are hereby declared to have been created, declared and imposed upon the real property described above, and these covenants, restrictions, easements, reservations and servitudes are declared covenants running with the land, which shall be binding on all parties and all people claiming under them until January 1, 2000. At this time, said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the owners of lots existing at such time, it is agreed to change said covenants in whole or in part.

1. Lot usage limited to single family dwelling.

All numbered lots in the tract shall be known and designated as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single-family residential dwelling (not to exceed two and one-half stories in height), and a garage and one related accessory building. No other outbuildings of any type shall be erected or altered without the prior written approval of the architectural committee.

2. Construction standards and size. In order to avoid substantial variances in the cost and size of homes erected with the restricted area, the following minimum standards are hereby imposed:

(a) Single story residences. The ground floor area of the main structure of any one-story residence constructed on any lot shall not contain less than 1,200 square feet, exclusive of open garages, carports, porches, and breezeways.

(b) Split-level and tri-level residences. The ground floor area of the combined upper two levels (exclusive of the basement level) of any split-level home shall not contain less than 900 square feet, exclusive of open garages, carports, porches and breezeways.

(c) Two-story residences. In two-story houses, the total finished area, including both floors, shall not contain less than 1,700 square feet; exclusive of open garages, porches, carports and breezeways.

(d) Garages and carports. In computing the minimum areas as set forth for single story houses in paragraph (a) above, the full area of a two-car, closed garage may be included, provided such garage is attached to one end of the dwelling. It is the intention of this provision to give credit toward the required minimum to garages which, in fact, give the appearance of constituting an integral part of the dwelling which it serves.

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