

PROTECTIVE COVENANTS
APPLICABLE TO PROPERTY OF DONALD E. BALTZ
ADJOINING WOODFIELDS
NEAR THE CITY OF GREENVILLE, S. C.

The following restrictive covenants are imposed on the property of Donald E. Baltz fronting on the southeastern side of Crestfield Road, shown as Lots Nos. 9 through 14 on plat thereof prepared by Dalton & Neves, Engineers, October, 1954 and all property of Donald E. Baltz on the northwest side of Crestfield Road shown as lots Nos. 1 through 11 on plat thereof prepared by C. O. Riddle, Engineer, January 1955..

(1) These lots shall be known as residential lots. No structures shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling. Dwellings are not to exceed two stories in height and a private garage for not more than two cars and such other outbuildings incidental to residential use on said lot, shall be erected thereon.

(2) No building shall be located nearer to the front property line of any lot than 30 feet, or nearer to any side street than 10 feet, and no building shall be located nearer than 5 feet to any side line of said lot.

(3) No noxious or offensive trade shall be carried on upon this property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighbors.

(4) No tent, garage, barn or other outbuilding erected on the property 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 trailer shall be allowed to park or stand on the property at any time. No dwelling shall be erected or permitted on any lot, the ground floor area of the main structure exclusive of open porches and garages, having less than 1000 square feet in the case of a one story dwelling nor less than 600 square feet in the case of a one and one-half of two story dwelling.