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BOOK 726 PAGE 481

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.) KENDAL GREEN SUBDIVISION

BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS APPLICABLE TO LOTS NUMBERS ONE(1) THROUGH TWELVE(12) AND EIGHTEEN(18) THROUGH TWENTY-SEVEN(27), ALL FACING ON KENDAL GREEN DRIVE, ACCORDING TO PLAT ON RECORD IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, S.C. IN PLAT BOOK XX AT PAGE 115.

The following building restrictions or protective covenants are hereby imposed by the undersigned, the owner of lots numbers one (1) through twelve(12) and eightenn (18) through twenty-seven(27), all facing on Kendal Green Drive, accoring to plat on record in the R.M.C.office for Greenville, S.C., County Court House, in plat book XX at page 115.

These covenants are to run with the land and shwll be binding on all persons claiming under them until Jan.1,1988, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and, either to prevent him or them from so doing, or to recover damages or other dues for ~~xx~~ such violation; Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

(1) These lots shall be used solely and exclusively for single family residential dwellings.

(2) No building shall be located nearer to the ffont lot line than the distance set by the first house built on either side of Kendal Green Drive, in other words a uniform set back line must be maintained.

(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.

(4) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the subdivision shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary nature be used as a residence, and no structure of asbestos shingles or similar materials shall be built in said subdivision.

(5) The heated ground floor area of the main structure of any dwelling built on any of these lots shall be not less than 1,250 sq. ft. for a one-story dwelling, nor less than 1100 sq. ft. for a dwelling of more than one story.

(6) No lot nor any of this subdivision shall not be recut so as to face in any direction other than as shown on the recorded plat thereof.

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