



STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

## RESTRICTIVE COVENANTS

WHEREAS, LINDSEY BUILDERS, INC., a South Carolina corporation, is the owner of all that certain tract of land in Greenville County, South Carolina, known as RUSSELL HEIGHTS and is developing said property as a single residential subdivision.

NOW, THEREFORE, for and in consideration of the mutual covenants and restrictions herein contained for the benefit of Lindsey Builders, Inc., its successors and assigns and the future owners of lots in said subdivision, the following restrictive covenants are hereby imposed upon Lots Numbers 1 through 16 as shown on a plat of Russell Heights made by Campbell and Clarkson, Surveyors, Inc., dated January 12, 1970, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-F, page 14, to wit:

- (1) All lots shall be used exclusively for single family residential dwellings and shall not be used for commercial or business purposes.
- (2) No buildings shall be located nearer to the front lot line or nearer to any side street line than the building setback line shown on the recorded plat.
- (3) No noxious or offensive trade or activities 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. No horses, ponies, chickens, pigeons or livestock of any type shall be kept or raised on any lot.
- (4) No trailer, basement, tent, shack, garage or other outbuilding 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.
- (5) No fence shall be placed nearer the street than the front building setback line as shown on the recorded plat.
- (6) The ground floor of the main structure of any one-story residence constructed on any lot shall not be less than 900 square feet. In computing the area under this paragraph, all basements, porches, garages, carports and breezeways shall be excluded.
- (7) Easements for drainage facilities are reserved as shown on the recorded plat.
- (8) No lot shall be recut so as to face in any direction other than as shown on the recorded plat.
- (9) All sewerage disposal shall be by septic tanks complying with requirements of the South Carolina State Board of Health.
- (10) No heavy truck or trailer shall be parked on any lot in the subdivision at any time except for the purposes of loading or unloading. No house trailer, disabled vehicle or unsightly machinery or junk shall be placed on any lot, but nothing herein contained shall be construed as prohibiting the parking of travel trailers as long as the same are not used as a residence

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