

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

25 15 2 51 PM '71
DORSEY
(REC.)

RESTRICTIVE AND PROTECTIVE
COVENANTS AND EASEMENTS,
KINGS COURT SUBDIVISION

WHEREAS, Fountain Inn Builders, Inc. and Imperial Properties, Inc. are presently the owners in fee simple of all those certain pieces, parcels or lots of land designated as Kings Court Subdivision, recorded in the RMC Office for Greenville County in Plat Book 4X at page 78.

WHEREAS, the owners are desirous of developing the said area known as Kings Court Subdivision and offering for sale the lots designated on said plat, do hereby place the following restrictive and protective covenants thereon for the benefit of itself and future owners of said lots.

(1) All numbered lots on the above stated plat shall constitute residential building areas and the lots will be used for residential purposes only.

(2) No structure shall be erected on any building lot other than one detached single family dwelling not to exceed two stories in height and a one or two car garage.

(3) No building shall be erected on any residential building lot nearer than Twenty-Five (25) feet to the front line nor nearer than Ten (10) feet to any side lot.

(4) 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.

(5) No trailer, tent, shack, barn or other outbuilding shall be erected on the tract nor used for a residence, temporarily or permanently.

(6) No hogs, cattle, horses or other livestock, including poultry, shall be maintained or kept on any of the lots covered by these protective covenants. These restrictions do not apply to dogs and cats as pets.

(7) No one story dwelling having a ground floor area of the main structure inclusive of open porches and garages

REC. 0.00

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