

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIVE CONVENTS
SOUTH FORTY SUB-DIVISION

FILED
GREENVILLE CO. S. C.
JUN 8 12 06 PM '79
DONNIE S. BANKERSLEY
P.M.C.

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WHEREAS, Pension Plan and Trust of L. & P. Enterprises Inc., as shown on Plat thereof made by Dalton and Neves Co., as revised and recorded in the RMC Office for Greenville County South Carolina.

WHEREAS, said owners are developing said real estate as a single subdivision and wish to impose thereon a general uniform scheme of development.

Now therefore, for and in consideration of the mutual covenants and obligations herein contained for the benefit of this said Pension Plan and trust of L. & P. Enterprises Inc., and future owners of said real estate, the following covenants and restrictions upon the sale, transfer and use of all lots in the South Forty Subdivision are hereby imposed to wit:

1. All lots shall be used exclusively for single family residential units, "RESIDENTIAL UNITS". THERE shall be no basement, tent, shack, garage, barn or other outbuildings constructed on property to be used as a residence either temporarily or permanently.
2. No lot shall be recut so as to face in any direction other than shown on the recorded Plat. Easements for drainage and utility purposes are reserved as shown on the recorded plat.
3. No Lot or any part thereof shall be used for a business or commercial purposes or for any public purpose. No noxious or offensive activity shall be carried on anywhere on the property nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
4. Animals shall be kept, maintained or quartered on any lot in a reasonable number, as pets for the pleasure of the occupants. No junked cars or refuse shall be permitted to remain on any lot, either temporarily or permanently.
5. Sewerage disposal shall be septic tanks complying with the regulations of the South Carolina State Board of Health and the Greater Greenville Sewer District Commission.
6. No residential unit shall be erected on any lot nearer to the right of way on the front street than 80 feet and such residential unit shall face toward the front line of the lot as shown on the recorded Plat. No residential unit shall be erected nearer than 50 feet from the right of way line of the side or secondary street on which said lot corners.
7. No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front line than the building setback line having a height of more than 4 feet. Nothing herein contained shall be constructed to prohibit the use of more than one lot as a single residential unit site provided said sight faces as required by these restrictions and recorded plat.
8. No residential unit shall be constructed on any containing less than 1400 square feet of floor space exclusive of porches, garages, and breezeways. No residence more than (2) stories in height shall be erected on any numbered lot. No garage or outside buildings more than (1) story in height shall be erected upon any lot.