

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO ALL
 LOTS IN SUBDIVISION KNOWN AS CHEROKEE
 FOREST (PROPERTY OF ROBERT J. EDWARDS)
 IN CHICK SPRINGS TOWNSHIP, GREENVILLE, S. C.

WHEREAS Robert J. Edwards as owner of a certain tract of land in Chick Springs Township, Greenville County subdivided portion of said tract into residential lots as appears on plat recorded in Plat Book EE at Page 61, all of said lots having been conveyed subject to protective covenants, copy of which is recorded in the R.M.C. Office for Greenville County in Deed Book 505 at Page 291. And whereas Robert J. Edwards as owner now proposes to develop a tract adjacent to the property shown on above plat solely for residential purposes, this the present tract being that shown on plat of subdivision known as Cherokee Forest, the lots being designated thereon as Nos. 300 through 336, inclusive. A plat thereof being duly recorded in the R.M.C. Office for Greenville County in Plat Book EE at Pages 78 and 79.

NOW THEREFORE, Robert J. Edwards, as owner of all lots shown on plat of Cherokee Forest, plat recorded in Plat Book EE at Pages 78 and 79, does hereby impose the following listed covenants and restrictions upon the sale, transfer, and use of all lots shown on Cherokee Forest, which covenants and restrictions shall be binding on the present owner, his Heirs and Assigns, all purchasers, their Heirs and Assigns, until September 1, 1979, at which time they shall be automatically extended for periods of ten years until the majority of the then lot owners shall then agree to change these covenants in whole or in part.

1. This property shall be used solely and exclusively for single family residential dwellings.
2. This property shall not be recut so as to face in any direction other than that shown on recorded plat.
3. No residence shall be located on any lot nearer than 50 feet from the front line of said lot, nor nearer than 20 feet from any side street, nor shall any building be constructed nearer than 10 feet from any side line or nearer than 5 feet from any rear line.
4. No trailer, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence, either temporarily or permanently. No structure of a temporary nature shall be used as residence. No house trailer shall be permitted on this property.
5. No residence shall be erected or placed on any lot having a width of less than 90 feet, nor shall any residence be constructed containing less than 1200 square feet of floor space, excluding porches, breeze-ways or garages.
6. The outer or exterior walls of all residential dwellings shall be of material other than concrete blocks.
7. Sewerage disposal shall be by Municipal Sewerage Disposal or by septic tank complying with the regulations and specifications of the South Carolina State Board of Health.
8. All fuel oil tanks or containers shall be covered or buried under ground consistent with normal safety precautions.
9. No fences more than 4 feet in height shall be built across the front of lots or along side lines in front of house.