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 STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE FARRS WOODS)
 R.M.C.)
 PROTECTIVE COVENANTS APPLICABLE TO
 PROPERTY OF W. J. FARR AS SHOWN ON
 A PLAT OF W. J. FARR PROPERTY NEAR
 GREENVILLE, S. C.

I. THE PROTECTIVE COVENANTS HEREINAFTER set forth shall pertain to all lots and tracts in that certain tract of land near the City of Greenville, Paris Mountain Township, Greenville County, State of South Carolina, being shown on a plat of W. J. Farr property recorded in the R.M.C. Office for Greenville County in Plat Book HH at page 123.

II. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No structure of a temporary character, trailer, basement, tent, shack, garage, garage apartment, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

III. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications, and a plot plan showing the location of the structure, have been approved by the architectural control committee, composed of W. J. Farr and J. Mack Woods, as to quality of workmanship and materials, harmony and external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved.

IV. DWELLING DESIGN AND SIZE. No dwelling shall be permitted on any lot or tract of which the ground floor of the main structure, exclusive of one-story open porches and garages, shall contain less than 1200 square feet for a one-story dwelling or less than 900 square feet for a dwelling of more than one story. It being the intention and purpose of this covenant to assure that all dwellings will be of a design and size which will add beauty, quality and harmony to the sub-division.

V. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. No building shall be located nearer than ten per cent of the width of the lot to any side lot line. No accessory building, such as a private garage, shall be located nearer than 5 feet to any lot line. No residential building shall be located nearer than 30 feet of the rear lot line.

VI. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

VII. NUISANCES. No noxious or offensive activity or trade shall be carried on upon any lot, nor shall anything be done thereon which may be or may become any annoyance to the neighborhood.

VIII. SEWERAGE. All sewerage disposal shall be by septic tank approved by the State Board of Health and the County Health Officer, or city sewerage line when available.

IX. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then land owners of the lots has been recorded, agreeing to change said covenants in whole or in part.