

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE
TO FLYNN ESTATES.

WHEREAS, I, Mrs. Lillian F. Woods, am the owner of property known and designated as FLYNN ESTATES, Chick Springs Township, Greenville County, S.C., according to Plat of Flynn Estates prepared by H.S. Brockman, Registered Surveyor, the said plat being recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book W, at page 195, and

WHEREAS, I, by these presents, do hereby impose the following restrictions upon the use of the said property in order to maintain a general uniform scheme of quality construction, appearance and alignment in the construction, placement and design of residences to be built upon those lots designated as residential lots:

(1). Lots Nos. 1, 2, 3, 4, 5, 6, 7, and 8, fronting on U.S. Highway No. 29, shall be known and designated as business lots, but this restriction shall not prohibit the building of a residence upon these lots.

(2). All other lots in the subdivision now owned by me shall be used solely and exclusively for single family residential dwellings.

(3). No residence shall be built upon the residential lots, altered, placed or permitted to remain on any such lot, other than one detached single family dwelling; not to exceed two-1/2 stories in height, and a private garage or not more than two cars.

(4). No residential building shall be located nearer than 50 feet to the front lot line as shown on the recorded plat; that no residential building except a detached garage shall be located nearer than 10 feet to any side lot line, nor nearer than 25 feet to any rear lot line.

(5). No lot shall be recut so as to face in any direction other than as shown on the recorded plat; nor shall any lot be recut so as to contain an area less than that shown on the recorded plat, provided that if any lot is recut it shall be done only for the purpose of enlarging the size of the adjacent lots.

(6). No residential building shall be permitted on any lot with a ground floor area of the main structure exclusive of one story open porches, breeze-ways, garages or car ports, of less than 1200 square feet for a one story or larger dwelling.

(7). No noxious or offensive trade or activity shall be conducted upon any lot in the subdivision, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.

(8). No trailer, basement, tent, shack, garage or barn shall be erected in the subdivision to be used temporarily or permanently as a residence, nor shall any other structure of a temporary character be used as a residence.