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GREENVILLE CO. S.C.

Love, Thomas,
Blythe, and Arnold
BOOK 542 PAGE 539

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO
OLIVE HARBOR
LOTS Nos. 17, 18, 19, 20, 26, 30,
31, 32, 33, 34, 35, 36, 37, 38, 39,
40, and 41 ON PLAT OF PROPERTY OF
E. P. KEARNS RECORDED IN PLAT BOOK
"W" AT PAGE 17, AND PRESENTLY OWNED
BY H. E. HEMBREE AND R. T. DEMPSEY

These Covenants are to run with the land and shall be binding on all parties, and all persons claiming under them until January 1, 1981, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

A. All numbered lots in the tract shall be known and described as residential lots. No building shall be erected, altered, placed or permitted to remain on any building lot other than one detached single family dwelling. Garages shall be attached to residences or located to the rear thereof and not in front of the residence or to the side.

B. 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 to the neighborhood.

C. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

D. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 800 square feet in the case of a one story structure, nor less than 600 square feet in the case of one and one-half, two or two and one-half story structures, said structure shall have a minimum cost of not less than \$5000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size.

E. No building shall be located nearer the front lot line than 30 feet nor nearer the side line than 5 feet. It is the intent to refer to the body of the house and not to steps, porches, bay windows and like parts of houses.