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STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

PROTECTIVE COVENANTS APPLICABLE TO SECTION IV,  
 LAKE FOREST, A SUBDIVISION NEAR THE CITY OF  
 GREENVILLE, SOUTH CAROLINA.

WHEREAS, R. A. BOWEN, by virtue of deeds recorded in the R. M. C. Office for Greenville County, South Carolina, is the sole owner of a certain tract of land lying and being situate on the Easterly and Westerly sides of Shannon Drive, which tract is bounded on the Northerly side by Lake Fairfield Drive, on the East by property of Jaskwhich, on the South by Brushy Creek and on the West by Lake Fairfield and Lot No. 84, Section I, Lake Forest, and being located near the City of Greenville, County of Greenville, State of South Carolina, and GLADYS W. HARGROVE is the owner of Lot No. 4, Section IV, Lake Forest, by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deeds Volume 544, at page 251.

WHEREAS, said R. A. BOWEN now proposes to develop the said tract solely for residential purposes and for the further purpose of maintaining a general uniform scheme of quality construction, appearance and alignment in the construction, placement and design of residences to be built upon said tract now surveyed and subdivided and to be known as Section IV, Lake Forest, plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "JJ", page 115, and GLADYS W. HARGROVE desires to join the said R. A. Bowen in restricting their respective properties,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, R. A. Bowen and Gladys W. Hargrove, do by these presents mutually and jointly impose the following listed covenants and restrictions upon the sale, transfer or use of the property known and designated as Section IV, Lake Forest, a subdivision as shown on the above-mentioned recorded plat, which covenants and restrictions shall be binding upon the present owners, their heirs, legal representatives, successors and assigns, purchasers and transferees until twenty (20) years from date hereof, at which time these restrictions and covenants shall be automatically extended for successive periods of ten (10) years each unless, by the majority of the then owners of the lots, it shall be agreed 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 re-cut so as to face in any direction other than as shown on the recorded plat.

(3) No residence shall be located on any lot nearer to the front lot line than the building set-back line, as shown on the recorded plat, and any such residence shall face, as shown on the plat with strict adherence to the set-back lines on the plat. No residence shall be nearer than ten (10) feet to any property line.