

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) BUILDING RESTRICTIONS AND PROTECTIVE
 COVENANTS APPLICABLE TO LYNNWOOD ACRES

The following building restrictions and protective covenants are hereby imposed by the undersigned, who is the Owner of all lots shown on Plat of LYNNWOOD ACRES, made by C. O. Riddle, May 1958 and recorded in the RMC Office for Greenville County in Plat Book LL at Page 186.

These Restrictions shall be applicable to all lots in this Subdivision and are to run with the land and shall be binding upon all parties or persons purchasing property in this Subdivision. If the parties hereto, or any of them, or their heirs, successors 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 proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any one of these covenants by Judgment or Court Order shall in nowise affect any of the other provisions which shall remain in full force and effect.

1. All lots shall be known and designated as residential lots with the exception of LOTS NOS. 24, 25, 23, 33, 34, 35 and 36, which are reserved as business lots by the Developers if they so desire.
2. No dwelling shall be erected on any lot nearer than 35 feet to the front lot line; nor nearer than five (5) feet to any side line.
3. No residential structure shall be erected on any lot costing less than an appraised value of Seventy-Five Hundred (\$7500.00) Dollars.
4. No dwelling shall be erected on any lot with an area of less than 950 square feet.
5. All sewerage disposal shall be by septic tank or sewerage meeting the approval of the State Board of Health or by Municipal sewerage. No outside toilets will be permitted.
6. No lot of land shall be re-cut or sub-divided, so as to have less than an 80 foot frontage.
7. No trailer, basement, tent, shack, garage or other outbuilding erected on this property shall be, at any time, used as a residence, temporarily or permanently.
8. No hogs, cows or goats shall be allowed upon any lot in this Subdivision.
9. 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 any annoyance or nuisance to the neighborhood.
10. An easement is reserved over the rear five (5) feet of each lot for utility installation, maintenance and drainage.
11. Lots Nos. 1 and 2 are reserved by the Owner but said Lots Nos. 1 and 2 are subject to the same restrictions and protective covenants as herein set forth and are for residential purposes only.

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