

PROTECTIVE COVENANTS APPLICABLE TO THE  
PROPERTY SHOWN ON PLAT OF EXTENSION OF  
BROOKFOREST, RECORDED IN THE RMC OFFICE  
FOR GREENVILLE COUNTY, S. C. IN PLAT  
BOOK QQ, PAGE 16-17 MADE BY JONES &  
SUTHERLAND, ENGINEERS, JANUARY 1956

The undersigned, Donald E. Baltz, James P. Moore, and Otis P. Moore, being the owners of the property shown on plat of EXTENSION OF BROOKFOREST, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and persons claiming under them until January 1, 1978, at which time the said covenants shall be automatically extended for successive periods of ten (10) 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. Said land is to be subdivided into residential lots, and plats of portions thereof will be recorded from time to time, by either Donald E. Baltz or James P. Moore and Otis P. Moore. These restrictions shall apply to said subdivided lots as shown on said plats to be recorded which will coincide with a composite plat made by C. C. Jones & Associates, revised January 1956, to be recorded.

If the owner of any lot or lots in said subdivision 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 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 of 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 no wise affect any of the other provisions which shall remain in full force and effect.

1. No building shall be located on any residential building lot nearer than the building setback line as shown on the recorded plat.
2. No dwelling shall be permitted on any lot at a cost of less than \$10,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant 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 hereon for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1100 square feet for a one story dwelling.
3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on 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.
4. No residential structure shall be erected or placed on any building plot which plot has an area of less than 10,000 square feet or a width of less than 70 feet at the front building setback line.
5. No building shall be erected, placed, altered on any numbered lot in Extension of Brookforest until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Donald E. Baltz,