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BOOK 643 PAGE 219

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

21027 JAN 26 1960

PROTECTIVE COVENANTS APPLICABLE TO ALL
LOTS SHOWN ON PLAT OF EDWARDS FOREST,
SECTION NO. 2, MADE BY DALTON & NEVES,
ENGRS., MARCH 1957, SAID LOTS BEING
NUMBERED 1 TO 90 INCLUSIVE. PLAT RECORDED
PLAT BOOK RR, PAGE 21.

WHEREAS, WILLIAM M. EDWARDS, as owner of a certain tract of land in Chick Springs Township, Greenville County, State of South Carolina, has caused the same to be subdivided into lots as shown on Plat designated Section No. 2, Edwards Forest, by Dalton & Neves, Engineers, March 1957, and desires that all of said lots shall be used for residential purposes;

NOW, THEREFORE, I, William M. Edwards, do hereby impose the following listed covenants and restrictions upon the sale, transfer and use of all lots shown on the above referred to Plat to be recorded in the R.M.C. Office for Greenville County, which covenants and restrictions shall be binding on the present owner, his Heirs and Assigns, all purchasers, their Heirs and Assigns, until April 1st, 1982, at which time they shall be automatically extended for periods of ten (10) years unless the majority of the then lot owners shall agree to change these covenants in whole or in part.

1. All of the aforementioned lots shall be used solely and exclusively for single-family residential dwellings.
2. Said lots shall not be re-cut so as to face in any direction other than that shown on said Plat, nor shall said lots be re-cut so as to place more than one single-family dwelling upon either of said lots as shown on said Plat.
3. No residence shall be located on any lot nearer than 40 feet to the front line of said lot nor nearer than 10 feet to any side line nor nearer than 15 feet to any side street.
4. No garage, barn or any temporary building erected upon said lots shall be used as a residence either temporarily or permanently.
5. No house trailers shall be permitted on said property.
6. No dwelling shall be erected on any lot having a width of less than 90 feet at the front building line, nor shall any residence be constructed containing less than 1350 square feet of floor space, exclusive of porches and breezeways.
7. The outer exterior walls of all dwellings shall be of other material than concrete blocks.
8. Sewage disposal shall be by Municipal Sewerage Disposal or by septic tanks which shall be constructed in compliance with the regulations and specifications of the South Carolina State Board of Health.
9. All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.
10. No fences more than 4 feet in height shall be built across the front of the lots or along the side lines from the front line of said lots back to the building line.
- 10 (a). All lots in said subdivision shall be subject to the additional restrictions shown on recorded plat.

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