

GREENVILLE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE
TO A SUBDIVISION KNOWN AS ADDITION
TO WILDAIRE ESTATES AS SHOWN ON A
PLAT RECORDED IN THE R. M. C. OFFICE
FOR GREENVILLE COUNTY IN PLAT BOOK
RR, AT PAGE 101.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Addition to Wildaire Estates as shown by plat prepared by Piedmont Engineering Service, November 1962 and recorded in the R. M. C. Office for Greenville County in Plat Book RR, at Page 101. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1988, after which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdivider or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations. In validation of any one of these covenants by judgment, Court Order or otherwise, shall not in any way affect any of the other provisions which shall remain in full force and effect.

1. No lot shall be used except for residential purposes. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

2. No building shall be located on any lot nearer to any front or side street line than the minimum building set-back lines as shown on the recorded plat and in no event shall any building be nearer to the front lot line than 25 feet or nearer to any side lot line than 7 feet, except that a car port may be erected 3 feet from a side or rear lot line. Also, that a detached garage or other accessory building which is located on the rear one-fourth of the lot may be erected 5 feet from a side or rear lot line.

3. No dwelling shall be erected on any of said lots with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, garages, or car ports, less than 1800 square feet for a one-story dwelling, nor less than 1400 square feet for the upper area of a split-level dwelling, nor less than 1200 square feet for a two-story dwelling. In computing the square footage of any story and a half residence, that is not a split-level dwelling, no credit shall be given for the area above the ground floor.

4. No lot shall be recut or resubdivided so as to reduce its total area to less than 16,000 square feet with the exception that Lots Nos. 34, 35 and 36 shall not be recut or resubdivided so as to reduce their individual total area to less than 14,700 square feet. However, recutting may be done for the purpose of enlarging the size of adjacent lots.

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

6. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.