

STATE OF SOUTH CAROLINA)
: RESTRICTIVE COVENANTS FOR DELLVISTA HEIGHTS
: AND ADJOINING LOTS OF LOLA MAE JONES,
: ROBERT WYNN, AND H. N. COX, SHOWN ON
COUNTY OF GREENVILLE) PLAT RECORDED IN PLAT BOOK "RR", PAGE 125.

GREENVILLE CO. S.C.
JUL 24 2 00 PM 1983
OLLE E. MCARTH
R.M.C.

The undersigned, being the owners of all those lots and tracts of land in Dellvista Heights, and also those other lots adjoining said subdivision and shown on plat hereinafter referred to as property of Lola Mae Jones, Robert Wynn, and H. N. Cox, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties hereto and on all persons claiming under them, or either of them, until June 15, 1983, at which time said covenants shall be automatically extended for successive periods of ten years, unless a vote of the majority of the then owners of the lots evidences an agreement of said lot owners to change said covenants in whole or in part. Said lots are shown on a plat prepared by W. J. Riddle, R. L. S., and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "RR", at Page 125.

If the undersigned, or their successors or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any person or persons owning any real property situated in said subdivision or in said adjoining lots 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 said 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.

I.

All lots in the above described property shall be known and described as residential lots, and shall be used for residential purposes only. No structures shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single family dwellings not to exceed two (2) stories in height, and a private garage for not more than two cars, and servants' quarters.

II.

No building shall be located nearer to the front line or nearer the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building lot nearer than thirty-five (35) feet to the front lot line, nor nearer than fifteen (15) feet to any side lot line. No building, except a detached garage or other outbuilding located ninety (90) feet or more from the front lot line shall be located nearer than five (5) feet to any side lot line. No residential structure shall be erected or placed on any building lot which lot has an area of less than fifteen thousand (15,000) feet (square feet).

III.

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 an annoyance or nuisance to the neighborhood.

IV.

No trailer, basement, tent, shack, garage, barn or other out-building erected on any lot shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

V.

No dwelling shall be permitted on any lot in the tract having a ground floor area of the main structure, exclusive of one-story open porches and garages, of less than fourteen hundred (1,400) square feet living area in the case of a one-story structure, or in the case of a one and one-half or two story structure of less than eleven hundred (1,100) square feet.

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