

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BUILDING RESTRICTIONS

WHEREAS, John M. Dillard is the owner of all that certain real estate in Greenville County, South Carolina, being shown as the Property of John M. Dillard, on a plat made by H. C. Clarkson, Jr., Registered Land Surveyor, dated August 18, 1966, revised on February 14, 1967, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQQ, page 11; and,

WHEREAS, John M. Dillard desires to develop said property in accordance with a uniform plan of development;

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained for the benefit of John M. Dillard and the future owners of said property, the following covenants and restrictions upon the sale, transfer and use of the above described property are hereby imposed, to wit:

- (1) All lots shall be used exclusively for single-family residential dwellings.
- (2) No residence containing less than 2800 square feet of floor space, exclusive of porches, garages and breezeways, or having a construction cost of less than \$30,000.00 at prevailing price levels shall be constructed on any lot.
- (3) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, either temporarily or permanently.
- (4) No trade or business shall be carried on on any lot. No noxious or offensive activities shall be carried on on any lot nor shall anything be done which may be or become a nuisance or an annoyance to the neighborhood. No junked automobiles, refuse or house trailers shall be permitted

(Continued on next page)