

YOUNTS & SPENCE

RESTRICTIONS OR

PROTECTIVE COVENANTS APPLICABLE TO THE PROPERTY

OF R. G. PACE, NEAR GREENVILLE, S. C.

1. The following protective covenants are hereby imposed, by R. G. Pace who is the owner of all lots, except lot No. 5, in the Subdivision of R. G. Pace, as shown on the plat thereof recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book DD, at page 175. These covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 1978, at which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument adopted by vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed of record.
2. If the parties hereto or any of them, or their heirs or assigns, 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 development or 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 or them from so doing or to recover damages or other dues for such violation.
3. 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.
4. All lots in said subdivision shall be residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage for not more than two cars.
5. No live stock, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any of said lots. Likewise, no chickens, ducks, geese, or other such fowls shall be permitted or kept on any of said lots, except that fowls may be maintained in a limited number, not in excess of 15, for the purpose of being consumed by the family residing on said lot.
6. No building shall be located, altered or permitted to remain nearer to the front lot lines than 60 feet, nor nearer to any side line than 10 feet. No detached garage shall be located nearer the front lot lines than 100 feet, nor nearer than 10 feet from any side or rear lines.
7. No dwelling shall be located, altered or permitted to be placed on any lot which lot has an area of less than 12000 square feet or a width of less than 80 feet at the front building setback line.
8. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1100 square feet.
9. No noxious or offensive trade or activity shall be carried on upon any of the said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.