

GREENVILLE

OCT 13 12 54 PM 1955

OLLIE FARNSWORTH  
R.M.C.RESTRICTIVE OR PROTECTIVE COVE-  
NANTS APPLICABLE TO EVERGREEN  
PARK, A SUBDIVISION NEAR FOUNTAIN  
INN, SOUTH CAROLINA

The following protective covenants are hereby imposed, by the undersigned, owner of all the lots in said subdivision as shown on the plat thereof made by Lewis C. Godsey, Surveyor in August-September, 1955 and recorded in the R.M.C. Office for Greenville County in Plat Book GG at Page 149

1. No lot shall be used except for residential purposes. No building 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.

2. No building shall be located on any residential building lot nearer than thirty-five feet to the front line, nor nearer than ten feet to any side line.

3. No residential structure shall be erected or placed on any building plot which plot has an area of less than seventy-five hundred square feet, nor a width of less than sixty feet at the front building set-back line.

4. 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 a nuisance to the neighborhood.

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

6. No dwelling shall be erected on any lot at a cost of less than \$7,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated