

STATE OF SOUTH CAROLINA)
 :
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO BERMUDA COURT, A SUBDIVISION FOR CHESTER A. REECE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK LL AT PAGE 127, in THE RMC OFFICE FOR GREENVILLE COUNTY.

The following building restrictions and protective covenants are hereby imposed by the undersigned, who is the owner of all lots on Bermuda Court, according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book LL at page 127. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1977, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a majority of the then owners it is agreed to change said covenants in whole or in part.

If the undersigned, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons, owning any real property situate 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 covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any one of the covenants by judgment or court shall in no wise affect any of the other provisions, which shall remain in full force and effect.

1. This property shall be used solely and exclusively for single family residential dwellings.

2. No lots shall be re-cut so as to face in any direction other than as shown on the recorded plat.

3. No residential structure shall be erected or placed on any building plot which plot has an area of less than 12,500 sq. ft. or a width of less than 90 feet at the front building set back line.

4. No residence shall be located on any lot nearer than 35 feet to the front lot line, with the exception of the lots facing the turn-around circle on Bermuda Court. These lots being lots 5, 6 and 7. The building line on these lots shall be 25 feet on a radius with the turn-around circle.

5. No residence shall be erected on any lot with a ground floor area of less than 1450 sq. ft, exclusive of open porches and garages. The exteriors of all residences and other buildings are to be constructed of materials other than concrete blocks. No exposed concrete blocks shall be used in the construction of dwellings, carports, breezeways, porches and garages. No two story residence shall be erected on any lot with the ground floor area on the first floor of less than 1100 feet, exclusive of open porches and garages.

6. No trailer, basement, tent, shack, garage, barn or other out-building erected upon any lot shall at any time be used as a residence, temporarily or permanently. No structure of a temporary nature shall be used as a residence. No house-trailer shall be permitted on this property.