

REC 22 10 15 AM 1973

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) RESTRICTIVE AND PROTECTIVE COVENANTS APPLICABLE TO AVON PARK

The following restrictive and protective covenants are hereby imposed on the property contained in the subdivision known as Avon Park, as shown on Plat, recorded in the R. M. C. office for Greenville County, S. C., in Plat Book ____, page ____, except the following lots #14, #15, #16, #17 and 207. These protective covenants and restrictions are imposed not only for the benefit of the Grantors but also for the benefit of each and every purchaser of any of the said property and their heirs and assigns.

These protective covenants are to run with the land and shall be binding on all parties or persons claiming under them until November 1, 1976, at which time, same shall be automatically extended for a successive period of ten years unless, by a vote of the owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdividers or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations.

Invalidation of any one of these covenants by judgment, Court Order or totherwise shall not in any way affect any of the other provisions which shall remain in full force and effect.

1. All of the said lots shall be used for single family dwelling with no dwellings to exceed two stories in height, and no private garage shall exceed a two car capacity, provided that two but not more than three adjoining lots may be used for one dwelling.

2. No building shall be located nearer the front lot line or nearer to the side street line than the building line shown on the recorded plat which is 40 feet.

3. The side yard building lines shall be not less than 8 feet or 10% of the width of the lot whichever is greater up to a maximum of 12 feet.

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

5. No garage or accessory building shall be erected nearer than 5 feet to the side or rear lot line.

6. A 5 foot easement is reserved along the side and rear lines of each lot for drainage and utilities.

7. No fence shall be constructed on any lot or lot line nearer the street than the front building line shown on the Plat, except that hedges and/or ornamental fences not exceeding three feet in height shall be permitted.

8. No lot shall be recut or resubdivided so as to make more lots or to change the frontage of the lot as shown on the recorded Plat. However, this restriction shall not be deemed to invalidate the sale of a small portion of a lot to the owner of an adjoining lot as long as the lot being reduced in size has a frontage of not less than 75 feet.