STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS APPLICABLE TO A SUBDIVISION OF THE PROPERTY OF LESLIE & SHAW, INC., KNOWN AS KENTLAND PARK AS SHOWN ON PLAT RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK XX AT PAGES 44 & 45.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision belonging to Leslie & Shaw, Inc., lying in Kentland Park as shown on a plat thereof prepared by Piedmont Engineering Service being recorded in the R.M.C. Office for Greenville County in Plat Book XX, at Pages 44 & 45. These restrictions and covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1981, after which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants and restrictions in whole or in part.

1. All lots in the subdivision shall be used for residential purposes only and no structure shall be placed thereon other than one detatched single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. The building line on the above-mentioned plat shall be rigidly adhered to, and no dwelling shall be located nearer to any side line than five feet.

3. No dwelling shall be erected on any of said lots which has less than 800 square feet on its ground floor, exclusive of open porches, breezeways, garages or carports.

4. No lot shall be recut so as to face in any direction other than shown on the recorded plat, nor shall any lot be recut so as to contain an area less than it now has unless the recutting is for the purpose of enlarging the size of adjoining lots.

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

6. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood.

7. A five-foot strip along the side lines and along the rear line of each lot is hereby reserved as an easement for the installation of utilities and drainage facilities.

8. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewerage disposal becomes available.

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