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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Building Restrictions or Protective Covenants Applicable to all the lots of Franklin Hills Subdivision, Section 2, Property of Jeff R. Richardson, Jr. and J. R. Richardson, Sr., according to a plat of Franklin Hills recorded in the R.M.C. Office for Greenville County in Plat Book EEE, Page 85.

The following building restrictions or protective covenants are hereby imposed by the undersigned, the owners of the lots shown on the plat of Franklin Hills Subdivision, Section 2, this plat recorded in the R. M. C. Office for Greenville County in Plat Book EEE, Page 85.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1983, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

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 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 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 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.

1. These lots shall be used solely and exclusively for single-family residential dwellings.

2. No building shall be located nearer to the front lot line than 35 feet.

3. No building shall be located nearer than ten per cent of the width of the lot to any side lot line.

4. No dwelling shall be constructed on any lot containing less than 800 square feet, exclusive of one story open porches, garages and carports.

5. No lot shall be further subdivided or recut so as to face in any direction other than as shown on the recorded plat. No residential lot shall be recut so as to have a width of less than the width of the front of the lot as shown on said recorded plat. However, nothing herein contained shall be construed to prohibit the use of more than one lot, or portions of more than one lot, as a single residential building site, provided said site is not in violation of the restrictions as to lot width, and provided said site faces as required by these restrictions and the recorded plat.

6. The right is reserved to lay and place or authorize the laying and placing of sewer, gas and water pipes, telegraph, telephone and electric light poles on or in any of the streets shown on said recorded plat without compensation or consent of any lot owner.

7. Easements for the installation and maintenance of utilities and drainage facilities are reserved over the rear five feet of each lot and for five feet along the side lot lines of each lot.

8. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health, or by Municipal Sewerage System.

9. All fuel oil tanks or containers shall be buried under ground, or covered consistent with normal safety precautions.

10. No cattle, swine, hogs, goats, chickens or ducks shall be kept or raised on any lot in said subdivision, either temporarily or permanently.

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