

STATE OF SOUTH CAROLINA)
 :
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS FOR
FONTANA FOREST AS SHOWN
ON PLAT RECORDED IN THE RMC
OFFICE FOR GREENVILLE COUNTY,
S. C., IN PLAT BOOK "YY", PAGE 171.

The undersigned, being the owners of all those numbered lots, being Lots Nos. 1-48, inclusive, and Tract A of Fontana Forest as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "YY" at page 171, do hereby impose and agree that the covenants and restrictions hereinafter set forth shall be binding on all parties hereto and on all persons claiming under them until June 1, 1984, at which time said covenants shall be automatically extended for successive periods of ten years, unless a vote of the majority of the then owners of the lots or tract evidences an agreement of said lot or tract owners to change said covenants in whole or in part.

If the undersigned, or their successors 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 subdivision or in said adjoining lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for said 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.

I

All lots and tracts in the above described property shall be known and described as residential, and shall be used for residential purposes only. No structure shall be erected, altered, placed or permitted to remain on any residential building lot or tract other than one detached single family dwelling, not to exceed two (2) stories in height, and a private garage for not more than two cars, and servants' quarters.

II

No building shall be located nearer to the front line or nearer the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building lot or tract nearer than thirty-five (35') feet to the front line, nor nearer than twelve (12') feet to any side line. No building, except a detached garage or other outbuilding located ninety (90') feet or more from the front line shall be located nearer than five (5') feet to any side line. No residential structure shall be erected or placed on any building lot or tract which lot or tract has an area of less than fifteen thousand (15,000) square feet.

III

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

IV

No trailer, basement, tent, shack, garage, barn or other out-building erected on any lot or tract shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(Continued on next page)

SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, S. C.

Fontana Forest