

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED
 GREENVILLE CO. S.C.

MAY 19 9 53 AM 1965

PROTECTIVE COVENANTS

WHEREAS, HENRY C. HARDING BUILDERS, INC., a South Carolina Corporation, is the owner of that certain real estate in Gantt Township, Greenville County, South Carolina, known as a Subdivision of KENNEDY PARK shown on a Plat thereof made by Piedmont Engineers and Architects recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJJ, Pages 22 and 23; and,

WHEREAS, HENRY C. HARDING BUILDERS, INC. is developing said property as a single Subdivision desires to impose thereupon a general, uniform scheme of restrictions for the development and protection of the neighborhood;

NOW, THEREFORE, for and in consideration of mutual covenants and conditions herein contained for the benefit of Henry C. Harding Builders, Inc. and the future owners of property in said Subdivision, the following covenants and restrictions upon the sale, transfer and use of the above described property are hereby imposed upon the undersigned corporation, its Successors and Assigns, to-wit:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two automobiles.
2. No lot shall be recut so as to face in any direction other than that shown on the recorded plat.
3. No residence containing less than 750 square feet of floor space, exclusive of open porches and garages, shall be constructed on any lot.
4. No building shall be located on any lot nearer to the front lot line or nearer to the side street line, than the building set back line shown on the recorded plat. No building shall be located nearer than five feet to any side lot line.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently.
6. No noxious or offensive activities shall be carried on on any lot, nor shall anything be done which may be or become a nuisance or an annoyance to the neighborhood. No junked automobiles, house trailers, trash, garbage or other waste shall be permitted to remain on any lot. No animals, livestock or poultry shall be permitted on any lot except cats, dogs, birds or other household pets in reasonable numbers as pets for the pleasure of the owner of any lot.
7. Sewerage disposal shall be by sewerage disposal systems complying with the specifications of the State Board of Health.

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