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OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS
LYNNDALE SUBDIVISION

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WHEREAS, L. H. Tankersley and P. D. Tankersley are the owners of all that real estate subdivision in Greenville County, South Carolina, known as LYNNDALE as shown on a Plat thereof made by C. O. Riddle, RLS, dated February, 1966, as revised, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW, page 4; and,

WHEREAS, said owners are developing said real estate as a single subdivision and wish to impose thereupon a general, uniform scheme of development.

NOW, THEREFORE, for and in consideration of the mutual covenants and obligations herein contained for the benefit of the said L. H. Tankersley and P. D. Tankersley, and the future owners of said real estate, the following covenants and restrictions upon the sale, transfer and use of all lots in Lynndale Subdivision, as shown on said plat, except only Lots Nos. 47, 48, 96, 97 and 98, to which these restrictive covenants do not apply, are hereby imposed, to wit:

1. All lots shall be used exclusively for single-family residential units. "Residential units" for the purposes of these restrictive covenants are hereby defined to include mobile homes or house trailers, as well as houses constructed upon the premises. No basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence, either temporarily or permanently.
2. No lot or any part thereof shall be used for a business or commercial purpose or for any public purpose. No noxious or offensive activity shall be carried on anywhere on the property nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood.
3. No lot shall be recut so as to face in any direction other than that shown on the recorded plat. Easements for drainage and utility purposes are reserved as shown on the recorded plat.
4. No animals shall be kept, maintained or quartered on any lot except for cats, dogs and caged birds in reasonable numbers as pets for the pleasure of the occupants. No junked automobiles or refuse shall be permitted to remain on any lot, either temporarily or permanently.
5. Sewerage disposal shall be by a community sewerage disposal system complying with the regulations of the South Carolina State Board of Health and the Greater Greenville Sewer District Commission.
6. No residential unit shall be erected on any lot nearer to the right of way line of the front street than 40-feet and such residential unit shall face toward the front line of the lot as shown on the recorded plat. No residential unit shall be nearer than 10 feet to any side lot line. On any corner lot no residential unit shall be erected nearer than 30 feet from the right of way line of the side or secondary street on which said lot corners.
7. No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot line than the building setback line having a height of more than 4 feet.

Nothing herein contained shall be construed to prohibit the use of more than one lot as a single residential unit site provided

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