

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) PROTECTIVE COVENANTS

The following building restrictions or protective covenants are hereby imposed on lots as shown on a plat of BIRNAM WOODS, recorded in Plat Book 50 at Page 56, in the REC Office for Greenville County, South Carolina.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1986, 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 covenant and either 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. The numbered lots as shown on said plat shall be used solely and exclusively for single family, detached, residential dwellings and shall not be used for commercial and business purposes.

2. No building shall be located nearer to the front lot line nor nearer to the side street line than the building setback line shown on the recorded plat. In any event no building shall be located on any residential plot nearer than 20 feet to any side street line. All residences shall face toward the front of the lot with the exception of the corner lots on which the facing of the residence is indicated by an arrow as shown on the recorded plat. No building shall be located nearer than 10 feet nor nearer than 10 per cent of the average width of the lot, whichever is greater, to any inside lot line, except detached garages and other outbuildings which shall not be located nearer than 75 feet to the front lot line nor nearer than five feet to any side or rear lot line.

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

4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No fence over three feet in height shall be placed nearer the street than the building setback line as shown on the plat.

5. The ground floor area of the main structure of any detached single-family residence, exclusive of one-story open porches and garages, shall be not less than 2,000 square feet. In computing the area of split level houses, the total number of square feet contained in the lower level shall be computed at one-half and when so computed the minimum area of the entire split-level house shall be no less than 2,000 square feet. In houses having two stories, the ground floor area shall be no less than 1,200 square feet and the total finished area shall be not less than 2,000 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet and side five feet of each lot.

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