

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) RESTRICTIONS FOR HOWARD ACRES

We, the undersigned owners and developers of HOWARD ACRES as shown on a FINAL PLAT made by Terry T. Dill, licenced Surveyor on May 3, 1977 and containing twenty five (25) tracts and duly recorded in the Greenville County R.M.C. Office for Greenville County do hereby place the following restrictions on the abovementioned Subdivision:

1. No mobilehomes, including doublewides, to ever be utilized anywhere on this property.
2. Not any of these tracts are ever to be subdivided or re-cut, except part of a tract may be sold to an adjoining property owner for the sole purpose of the purchaser increasing his amount of acreage.
3. No timber or pulpwood to be cut on any tract except for the sole purpose of clearing for a driveway. Also timber or pulpwood may be cut for a building site not to exceed one fourth ($\frac{1}{4}$) acre. This restriction to become null and void after the purchaser has paid to sellers at least thirty (30) percent of the selling price.
4. All these tracts are to be for single-family use only with one single-family dwelling per tract only with the exception of Tracts 1, 2, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 17, 18, and 22. On these tracts, mentioned by number, the first two hundred (200) feet from the Highway 25 right-of-way may be used for commercial purposes as well as single-family residential. Any commercial use shall never be any type of business that sells and serves any type of alcoholic beverages. Neither can there ever be any type of junk yard or salvage yard operation. Commercial buildings built on any of these tracts must be of a permanent nature. These buildings may be constructed of concrete block with brick fronts, "Butler type" or "Carolina P&L" type, all brick, board and batten or reverse board and batten plywood sheathed. Any type of building that might contain a wooden type floor must be underpinned with brick or rock. In place of brick veneering a concrete block structure, rock would also be permitted, as would a solid rock structure if desired.
5. Tracts 1, 2, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 17, 18, and 22 to have a minimum front setback line of twenty five (25) feet forty (40) feet on rear. The remainder of tracts shall have a minimum front setback line of fifty (50) feet from road right-of way, and a rear setback line of forty (40) feet. These setback lines are for any type of structure except a fence, which has no setback requirement other than it not be erected on an adjoining property owner's land.
6. Any barn or outbuilding constructed must be of a neat appearance and no closer than one hundred and fifty (150) feet from any adjoining residence without the written permission of the adjoining property owner in question.
7. Any residence constructed on any of these tracts to contain at least 1200 square feet exclusive of porches and carports or garages. Houses may be of any conventional type construction including the pre-manufactured log type. No concrete block houses to be erected unless veneered with brick or rock or stuccoed with cement.
8. All sewage to be disposed by an underground facility approved by the proper Health authorities for Greenville County, South Carolina.
9. Any existing or future structure of any kind to be maintained so as not to be an "eyesore" to the neighborhood.
10. No noxious or offensive activity to be conducted in this subdivision that may be or become a nuisance to the neighborhood.

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