

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS
APPLICABLE TO CERTAIN LOTS IN
CHERRY HILL, SECTION I

WHEREAS, I, the undersigned Elizabeth Cleveland Livingston, am the owner of a 68.8 acre tract of land in the Pelham-Batesville Section of Greenville County which I propose to develop into a residential subdivision containing lots of at least one acre in size, and I am desirous of restricting said property so as to insure the use of the property for attractive residential purposes,

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NOW, THEREFORE, in consideration of the mutual covenants, limitations, and restrictions herein contained, for my benefit and the benefit of all future owners of said property, the following restrictions and protective covenants are hereby imposed upon those certain lots numbered 1, 2, 3, 4, 9, 10, 24, 25, 26, 27, and 28 of a subdivision known as Cherry Hill, Section I, as shown on a plat thereof prepared by Kermit T. Gould, R.L.S., on August 9, 1979, revised on November 27, 1979, and June 14, 1980, and recorded in the Office of the Register of Mesne Conveyances for Greenville County in Plat Book 7X, page 16:

1. All lots shall be used for residential purposes only, and no lot shall contain more than one single-family residence plus a garage for not more than three cars and other outbuildings incidental to residential use.
2. No building shall be located nearer to the front lot line than twenty-five (25) feet, nor shall any building be located nearer to any side lot line than that number of feet which is equal to ten per cent of the width of the lot at the front building setback line. All residences shall face the front of the lot except that on corner lots residences may face the street intersection. Detached garages and other outbuildings shall be located no nearer than 65 feet from the front lot line.
3. The ground floor of the main structure of a one-story residence or the two upper levels of a split-level residence shall contain not less than 1500 square feet of floor space, and the ground floor area of any dwelling of one and one-half or two stories shall contain not less than 1200 square feet. For the purpose of computing the square footage required by this paragraph, basements, porches, carports, garages, breezeways, and other unheated areas shall be excluded.
4. No lot shall be recut unless such recutting is done for the purpose of enlarging the size of the adjacent lots.
5. Ten-foot drainage easements (i.e. 5 feet on either side of the line) are reserved along all side and rear lot lines.
6. All driveways shall be gravelled or hard-surfaced.
7. If concrete block is used in the construction of any building, it shall not be visible from the exterior of the building after grading is completed.
8. All fuel oil tanks or containers shall be buried underground.
9. Window air-conditioner units shall not be located on the street side of any residence.
10. 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. No livestock

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