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DUNNIE S. TANKER SLEY R.M.C.

STATE OF SOUTH CAROLINA

Declaration of Covenants, Easements and

Restrictions Applicable to Colonial Acres

COUNTY OF GREENVILLE )

Subdivision, Section II

THE UNDERSIGNED, being the owners of Lots 1 through 15, as shown on a plat of Colonial Acres, Section II, prepared by C. O. Riddle, Surveyor, dated August 16, 1974, and recorded in Plat Book 5-P , at page 20 , do hereby agree that the covenants and restrictions hereinafter set forth are hereby declared to have been created, declared and imposed upon the real property described above, and these covenants, restrictions, easements, assessments, reservations and servitudes are declared covenants running with the land, which shall be binding on all parties and all people claiming under them until January 1, 1995. At that time, said covenants shall automatically extend for successive periods of ten years unless by vote of a majority of the owners of lots existing at such time, it is agreed to change said covenants in whole or in part.

- 1. Lot usage limited to single family dwelling. All numbered lots in the tract shall be known and designated as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single family residential dwelling (not to exceed two and one-half stories in height), and a private garage. No other out-buildings of any type shall be erected or altered without the prior written approval of the architectural committee.
- 2. Construction standards and size. In order to avoid substantial variances in the cost and size of homes erected within the restricted area, the following minimum standards are hereby imposed:
- (a) <u>Single story residences</u>. The ground floor area of the main structure of any one-story residences constructed on any lot shall not contain less than 1,700 square feet, exclusive of open garages, carports, porches, and breezeways.
- (b) Split-level and tri-level residences. The ground floor area of the combined upper two levels (exclusive of the basement level) of any split-level home shall not contain less than 1,200 square feet, exclusive of open garages, carports, porches and breezeways, and have a minimum length of 60 feet which may include a closed garage on this level.
- (c) <u>Two-story residences</u>. In two-story houses, the total finished area, including both floors, shall not contain less than 2,000 square feet; exclusive of open garages, porches, carports and breezeways, and have a minimum length of 46 feet in the main body of the house.
- (d) Garages and carports. In computing the minimum areas as set forth for single story houses in paragraph (a) above, the full area of a two-car, closed garage may be included, provided such garage is attached to one end of the dwelling and in constructed in a manner compatible with the main body of the dwelling. It is the intention of this provision to give credit toward the required minimum to garages which, in fact, give the appearance of constituting an integral part of the dwelling which it serves.
- (e) IN NO CASE, regardless of the size or type of dwelling, shall any garage or carport have its entrance visible from the street on which the dwelling fronts. That is to say, all garages and/or carports shall have the entrances on the side or rear of the dwelling; and corner lots shall have garages opening ONLY at the rear side of the dwelling.

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