

RESTRICTIVE COVENANTS  
FOR  
LAKEWOOD

The following protective and restrictive covenants are hereby imposed on all the lots of Lakewood as shown on a plat thereof made by Thomas M. Welborn, Engineer, which plat is recorded in the R. M. C. Office in Greenville County, S. C., in Plat Book Y at page 99.

It is mutually covenanted and agreed that these covenants and restrictions shall be construed as restrictions and not conditions subsequent, and shall run with the land and be binding on all parties thereto, their heirs and assigns, and upon all parties claiming under them until June 30, 1975, 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.

- (a) All lots in this tract shall be known and described as residential lots.
- (b) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done there-on which may be or become an annoyance or a nuisance to the neighborhood.
- (c) No trailer, basement, tent or other outbuildings erected in the tract shall be at any time used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.
- (d) The ground floor area of the main structure, exclusive of one-story open porches, and garages shall be not less than 600 square feet.
- (e) All sewer disposal shall be by septic tanks, meeting the approval of the State Board of Health, until such time as municipal sewerage disposal is made available. All toilets shall be inside of dwelling.

These restrictions are intended for the mutual advantage and protection of Stanley Brown and Theo. DeF. Clement, the present owners of the entire subdivision known as Lakewood, their heirs and assigns, and all parties acquiring title to any portion of said sub-division and shall be binding on Stanley Brown and Theo. DeF. Clement, their heirs and assigns as to all of the lots in said subdivision.

If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the covenants herein, it shall be lawful for any other 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 doing so or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

*How Release of Restrictive Covenants are Ord. Book 1166 of 1956 - 4-28-82 - #24029*

*EX #8  
F.M.  
A.*