

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) RESTRICTIVE COVENANTS APPLICABLE TO CAVALIER HEIGHTS

WHEREAS, The undersigned own, each in his individual right, an aggregate area of approximately five hundred (500) acres lying generally southeast of the City of Greenville and east of Reedy River, which acreage is hereinafter known and referred to as Cavalier Heights, the boundaries of said acreage being more particularly shown on plat attached hereto and incorporated into this agreement by reference thereto; and

WHEREAS, It is believed to be for the mutual interest, protection and benefit of the undersigned to restrict the development of Cavalier Heights and keep it free from the influence of housing projects, crowded conditions, commercial and industrial growth and development, to the end that a residential area of attractive homes, substantial families and pleasant surroundings will be maintained.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. No building or dwelling for human occupancy shall be erected on any part of the aforesaid Cavalier Heights which does not meet each of the following requirements:

- a. It shall be a single family dwelling.
- b. It shall have, if a single-story dwelling, a minimum floor area of 1500 square feet and, if a two-story dwelling, a minimum floor area of 2200 square feet. In determining the floor area, open porches, screened porches, basements and garages shall be excluded.
- c. It shall be on a lot having a depth of not less than 250 feet and a frontage on a public road of not less than 150 feet, or if the lot does not front on a public road, it shall have an area of not less than one (1) acre.
- d. The above requirements do not apply to buildings for domestic servants or to buildings used for farm purposes, provided that said purposes shall be directly connected with and result from the use of the particular lot upon which said buildings are situate.

2. It is not intended to restrict the normal use of the aforesaid lands and it is expressly understood and agreed that farming, dairying, forestry, cattle raising, playground, park or non-commercial recreational uses and other similar activities may be carried on by the owners of property situate in Cavalier Heights.

3. The owners reserve the right to sell, subdivide, lay streets and alleys and make utility installations through their property in keeping with this agreement.

For Partial Release See Book 858 Page 289