

MAY 18 1953 11241

RESTRICTIVE COVENANTS APPLICABLE TO
WILDAIR ESTATES

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The following protective and restrictive covenants are hereby embodied on all of the lots of Wildair Estates, as shown on a plat thereof prepared by Dalton & Neves, dated April, 1953, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book EE, page 19.

It is mutually covenanted as restrictions and not as 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 January 1, 1977, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless, by virtue of majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situate in said development or subdivision to prosecute at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him, her or them, from so doing, by obtaining injunctive relief, or to recover damages, or other dues for such violations.

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

1. All lots in this tract shall be known and described as residential lots, No structure shall be erected, altered, placed or permitted to remain on any resident's lot other than one detached, single family dwelling. Dwellings are not to exceed two and one-half (2 1/2) stories in height or a private garage for no more than three (3) cars and such other outbuildings incidental to residential use of the lot.
2. No building shall be located on any residential lot nearer the front line than the building designated on the recorded plat of Wildair Estates, not nearer than five (5) feet to any side line or rear line except in case of a residence built on two (2) lots in which the same applies to the two (2) lots as a whole.
3. No residential structure shall be located on any building lot which lot has an area of less than twelve thousand (12,000) square feet, or a width of less than seventy-five (75) feet at the front building set - back line.
4. No noxious or offensive trade or activity shall be carried on on any lot nor shall anything be done thereon which may be or become an annoyance and a nuisance to the neighborhood.