## FEB 20 12 to PM 1339

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PROTECTIVE COVENANTS APPLICABLE
TO ALL LOTS IN SUBDIVISION KNOWN
AS APPLE TERRACE, PROPERTY OF W.
M. O'CONNOR, PLAT OF WHICH IS
RECORDED IN PLAT BOOK 3, AT
PAGE 192, R.M.C. OFFICE FOR
GREENVILLE COUNTY.

The following restrictions and protective covenants are hereby imposed on all lots in a Subdivision known as Apple Blossom Terrace as shown on Plat recorded in Plat Book R.M.C. Office for Greenville County. These protective covenants and restrictions are imposed not only for the benefit of the Grantor but also for the benefit of each and every purchaser of any of the said property, and their Heirs and Assigns.

- 1. All of the said lots shall be used for single family dwellings with no dwelling to exceed two stories in height, and no private garage shall exceed a two-car capacity, provided that two but not more than three adjoining lots may be used for one dwelling.
- 2. No building shall be located nearer the front lot line or nearer to the side street line than the building lines shown on the recorded Platand in no event shall a building be located on any of said lots nearer than 25 feet to the front lot line.
- 3. The side yard building lines shall be not less than 6 feet.
- 4. No trailer, basement, tent, shack, garage, barn or other outbuildings erected on any of the lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence.
- 5. No garage or accessory building shall be erected nearer than 6 feet to the side or rear lot line.
- 6. A 5-foot easement is reserved along the side and rear lines of each lot for drainage and utilities.
- 7. No fence shall be constructed on any lot or lot line nearer the street than the front building line shown on the Plat, except that hedges and/or ornamental fences not exceeding three feet in height shall be permitted.
- 8. No lot shall be recut so as to reduce the frontage of any lot by more than 10 feet or so as to reduce the area to less than 7500 square feet, nor so as to face the lot in any direction other than as shown on the Plat.
- 9. All one or two story dwellings constructed on any lot in this suddivision shall have not less than 1000 square feet on the ground floor. In determining this floor space, car ports, attached garages or porches shall not be included.

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