STATE OF SOUTH CAROLINA)
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COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO LOTS NOS. 1 THROUGH 48, EXCLUSIVELY AS SHOWN ON PLAT OF PINE VALLEY ESTATES MADE BY DALTON & NEVES, RECORDED IN PLAT BOOK MM ., AT PAGE 138 IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY

The following building restrictions and protective covenants are hereby imposed by the undersigned who are the owners of all lots in Pine Valley Estates according to a plat thereof, recorded in the R. M. C. Office for Greenville County in Plat Book MM , at Page 138. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years unless by a majority of the then owners it is agreed to change said covenants in whole or in part.

If the undersigned, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons, owning any real property situate 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 to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any one of the 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. This property shall be used solely and exclusively for single family residential dwellings.

2. No lots shall be re-cut so as to face in any direction other than as shown on the recorded plat.

3. 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 Plat.

4. The side yard building lines shall be not less than 10% of the average width of lot as shown on Plat.

5. On Lots Nos. 1 through 15 and Lots Nos. 28 through 48 no residence shall be erected on any lot with a ground floor area of less than 1350 square feet exclusive of open porches and garages. On Lots Nos. 16 through 27 no residence shall be erected on any lot with a ground floor area of less than 1150 square feet exclusive of open porches and garages. The exterior of all residences and other buildings to be constructed of materials other than concrete blocks and asbestos siding. No dwelling shall be permitted on any lot at a cost of less than $10,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwelling shall be of good workmanship and quality. Split-level dwelling to have not less than a total of 1200 square feet on the second and third level.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence, temporarily or permanently. No structure of a temporary nature shall be used as a residence. No house-trailer shall be permitted on this property.

7. Sewage disposal shall be by municipal sewage disposal system or by septic tank complying with the specifications of the State Board of Health.

8. No noxious or offensive activity shall be carried on anywhere upon the property described in the plat, nor shall anything be done thereon which may be or become a nuiscance, or menace to the neighborhood. No livestock or domestic animals shall be permitted on the lots in this subdivision.

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