

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS APPLICABLE TO
A SUBDIVISION OF THE PROPERTY OF
GREENVILLE LAND CO., INC. LYING ON
CLEMSON AVENUE BETWEEN PENDLETON
ROAD AND ARCH STREET AS SHOWN ON
PLAT RECORDED IN THE R.M.C. OFFICE
FOR GREENVILLE COUNTY IN PLAT BOOK
RR, AT PAGE 89.

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RECORDED
MAY 3 11 09 AM 1963
CLERK OF COURTS
GREENVILLE, SOUTH CAROLINA

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision belonging to Greenville Land Co., Inc., lying on Clemson Avenue as shown on a plat thereof prepared by Piedmont Engineering Service being recorded in the R.M.C. Office for Greenville County in Plat Book RR, at Page 89. These restrictions and covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1981, after which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants and restrictions in whole or in part.

1. All lots in the subdivision shall be used for residential purposes only and no structure shall be placed thereon other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. The building line on the above-mentioned plat shall be rigidly adhered to, and no dwelling shall be located nearer to any side line than five feet.

3. No dwelling shall be erected on any of said lots which has less than 850 square feet on its ground floor, exclusive of open porches, breezeways, garages or carports.

4. No lot shall be recut so as to face in any direction other than shown on the recorded plat, nor shall any lot be recut so as to contain an area less than it now has unless the recutting is for the purpose of enlarging the size of adjoining lots.

5. A 20-foot planting strip is hereby reserved over the rear property of Lots Nos. 16 through 32, inclusive, as a beautification area and buffer zone for the protection of property owners whose dwellings face on Trotter Street. Said property owners residing on Trotter Street shall have the privilege, after first obtaining the consent of the owners of the planting strip, to beautify said area with flowers, shrubs or trees. This privilege to said Trotter Street owners shall continue until January 1, 1963 after which time said privilege shall cease and said planting area shall be under the sole direction and control of the property owner of the same. For the further protection of all property owners whose dwellings face on Trotter Street, no trash can shall be placed within 50 feet of the rear of Lots Nos. 16 through 32, inclusive.

6. Any and all driveways used in connection with Lots Nos. 16 through 32, inclusive, shall have its entrance and exit on Clemson Avenue, and no driveways affecting Lots Nos. 16 through 32, inclusive, shall have any entrance or exit on Trotter Street.

7. All fuel tanks on each lot shall be placed under ground or shall be properly concealed from view.

8. No trailer, basement, tent, shack, garage, barn or other out-building erected in this subdivision shall at any time be used as a residence,

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