

PROTECTIVE COVENANTS

The undersigned owner of all lots shown on a certain plat by C. O. Riddle entitled Property of J. Harold Hudson, recorded in the R.M.C. Office for Greenville County in Plat Book FFF, at page 164, does hereby agree and specify that the covenants and restrictions hereinafter set forth shall be applicable to the numbered lots shown on said plat and shall be binding upon the undersigned and all parties claiming under him until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by majority vote of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If any lot owner shall violate or attempt to violate the covenants herein, it shall be lawful for any other person or persons owning any numbered lot in said subdivision to prosecute any proceeding at law or in equity against the person violating or attempting to violate said covenants to prevent him or them from so doing or to recover damages for such violation, or both.

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. No building shall be located on any numbered lot nearer than 45 feet from the front lot line of said lot, except that this restriction shall not apply to lot #1 as shown on said plat. No building shall be located closer than 5 feet from any side lot line, other than an outbuilding not nearer than 75 feet from the front lot line.

2. No dwelling shall be permitted on any lot having less than 1500 square feet, exclusive of basement, open porches and garages, and all dwellings shall be constructed of good quality material and in a workmanlike manner.

3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

4. No obnoxious or offensive trade or activity shall be carried on upon any of the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. These lots shall be used only for single family residence, provided, however, any lots may be used for the construction of a building for educational or religious purposes.

6. These lots shall not be recut so as to face any direction other than as shown on the recorded plat thereof.

7. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

8. An easement five (5) feet in width is reserved across the side and rear of all lots for the purpose of utility installation and maintenance, as well as drainage.

IN WITNESS WHEREOF the undersigned has hereunto set his hand and seal this 25 day of June, 1964.

Agnes B. Leick Harold Hudson
John C. Johnston, Jr. J. Harold Hudson

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