

STATE OF SOUTH CAROLINA

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RESTRICTIONS AND PROTECTIVE
COVENANTS

COUNTY OF GREENVILLE

COLLETT W. WINTH

WHEREAS, the undersigned parties, being the owners of all of the lots in the subdivision entitled, "Brookgreen" recorded in the R. M.C. Office for Greenville County in plat book "MM" at page 141, which property is situate on the southern side of Tigerville Road near Travelers Rest, South Carolina, are desirous of placing certain restrictions and protective covenants on said property,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, W. Ralph Robertson, the owner of Lots Numbers 3,4,5,7,8,9,12,13,14,15,16,17,18,20,21,22,25 through 39, as set forth in deed book 305 at page 7 and deed book 751 at page 233; H. M. Alexander, the owner of Lot Number 1 as set forth in deed book 632 at page 171; Roy Winfred Wood, the owner of Lot Number 2 as set forth in deed book 660 at page 505; Edward J. and Hilda J. Ramsey, the owners of Lot Number 6 as set forth in deed book 745 at page 243; Leslie and Doris R. Wood, the owners of Lots Numbers 10 and 11, as set forth in deed book 638 at page 302; Johnny Melbourne and Patsy A. Mills, the owners of Lot Number 19, as set forth in deed book 728 at page 465; Donald Robertson, the owner of Lot Number 23 as set forth in deed book 731 at page 168; and, Jack Edgeworth and Mae A. Thomas the owners of Lot Number 24 as set forth in deed book 756 at page 579, do hereby enact and place the within restrictions upon the said 39 lots in the subdivision as shown on said plat.

1. All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot in Brookgreen subdivision 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 and servant's quarters.

2. No building shall be located on any residential building plot in Brookgreen nearer than fifty feet to the front lot line. No building shall be located nearer than five feet to any side lot line.

3. No residential structure shall be erected or placed on any building plot which plot has an area of less than 14,000 square feet or a width of less than 70 feet at the front building setback line. No lot shall be recut so as to face in any other direction than as shown on said plat.

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

5. No live stock, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any residential plot. Likewise, no chickens, ducks, geese, or other such fowls shall be permitted or kept on any residential plot except that fowls may be maintained in a limited number not in excess of ten, for the purpose of being consumed by the family residing on such residential plot. No dogs other than household pets shall be maintained or permitted to be kept on any residential plot.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in 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.

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