

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS
WARREN COURT

WHEREAS, LINDSEY BUILDERS, INC., a South Carolina corporation and ALVIN BILLUPS, JR. are the owners of all that certain tract of land on the southern side of Ackley Road and on the eastern and western sides of Warren Court in the City of Greenville, Greenville County, South Carolina being shown on a plat of Warren Court made by Campbell & Clarkson, Surveyors, Inc., dated February 17, 1971 and recorded in the R.M.C. office for Greenville County, S. C. in Plat Book 4J, Page 23; and,

WHEREAS, Lindsey Builders, Inc. is developing said property as a single residential subdivision in accordance with the uniform plan of development.

NOW, THEREFORE, for and in consideration of the mutual covenants and restrictions herein contained for the benefit of Lindsey Builders, Inc., its successors and assigns, which shall be binding upon the undersigned, Alvin Billups, Jr., and the future owners of Lots in said subdivision, the following restrictive covenants are hereby imposed upon lots numbers 1 through 11 inclusive, as shown on a plat of Warren Court made by Campbell & Clarkson Surveyors, Inc., dated February 17, 1971 and recorded in the R.M.C. office for Greenville County, S. C. in Plat Book 4J, Page 23, to wit:

1. All lots shall be used exclusively for single family residential dwellings and shall not be used for commercial or business purposes.
2. No buildings or other structures, except uncovered stoops, patios or porches, shall be located nearer to the front lot line facing a street (not including side streets as to corner lots) than 25 feet, except as to lots 4 and 8 upon which residential structures are already situate and the lots shown as owned by Alvin Billups, Jr.
3. No noxious or offensive trade or activities 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. No horses, ponies, chickens, pigeons or livestock of any type shall be kept or raised on any lot.
4. No trailer, basement, tent, shack, garage or other out-building 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.
5. No fence or wall shall be placed nearer the street than the front building setback line, except as to lots 4, 8, and the lot shown as owned by Alvin Billups, Jr.
6. The ground floor of the main structure of any one-story residence constructed on any lot shall not be less than 900 square feet. In computing the area under this paragraph, all basements, porches, garages, carports and breezeways shall be excluded.
7. Easements for drainage and sanitary sewerage facilities are reserved as shown on the recorded plat.

(Continued on next page)

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