

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 29 9 31 AM
DORRIS S. TANGERS
R.M.C.

PROTECTIVE COVENANTS APPLICABLE TO
ASHLEY ACRES, A SUBDIVISION SITUATED
NEAR TRAVELERS REST, SOUTH CAROLINA,
AND SHOWN ON PLAT RECORDED IN THE
R. M. C. OFFICE FOR GREENVILLE COUNTY
IN PLAT BOOK 6H PAGE 25.

WHEREAS, the lots in the above named subdivision are not subject to any covenants at this time, and

WHEREAS, the owner of the lots as shown on said plat is desirous of providing a uniform scheme of quality, construction, and appearance of all improvements to be built upon said property for the protection of themselves and all future owners.

NOW, THEREFORE, these restricted covenants shall apply to all numbered lots appearing on the plat of Ashley Acres Subdivision, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 6H Page 25.

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from date, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of said lots it is agreed to change said covenants in whole or in part.

2. If any person owning real property in said subdivision violates or attempts to violate any of the covenants contained herein, it shall be lawful for any other person or persons owning real property therein to institute proceedings at law or in equity against such person to prevent him from violating or attempting to violate the covenants or to recover damages for such violation.

3. 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.

4. All lots in subdivision referred to above shall be known and described as residential lots, and used for single family residential dwellings.

5. No structure shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in height.

6. No residential structure shall be located nearer to the front lot line than thirty five feet nor nearer to a side street than thirty five feet nor shall such structure be located nearer to any side lot line than ten percent of the width of the lot at set back line. No detached garage or other outbuilding located on the rear one-fourth of the lot shall be located nearer than five feet to any lot line.

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