

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OCT 13 9 52 AM 1955

PROTECTIVE COVENANTS
APPLICABLE TO
CLUB VIEW HEIGHTS

LILLIE FARNSWORTH
R.M.C.

WHEREAS the lots in Paris Mt. Township, in the County of Greenville, State of South Carolina, said property being more particularly described and delineated on a plat of Club View Heights prepared by Clifford C. Jones, Engineer, dated Sept., 1955 and recorded in the R. M. C. Office for Greenville County in Plat Book GG, Page 1 45 have no deed restrictions and it is the desire of the owner to adequately protect the property for himself and future owners.

NOW, THEREFORE, in consideration of the mutual advantages to the grantor, J. P. Traynham, Sr., and all future grantees, that will accrue to said parties hereto, it is hereby covenanted and agreed that all of the lots in this subdivision shall be subject to the following restrictions or protective covenants.

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until 1975, 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 the lots it is agreed to change said covenants in whole or in part.
2. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues 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 the tract shall be known and described as residential lots, exclusively for single family residential dwellings.
5. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and the finished ground elevation by a committee composed of J. P. Traynham, Sr., E. Mitchell Arnold and Clifford C. Jones, or by a representative designated by a majority of the members of said committee. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty days after such plans and specifications have been submitted to it, or, making such alterations has been commenced prior to the completion thereof, such approval will not be required and the covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative will be entitled to any compensation for services performed pursuant to this covenant. The power and duties of such committee, and its designated representative, shall cease on and after 1975, thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.
6. 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 and private garage for not more than two cars.
7. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat, nor nearer than 10 feet on any side street line. No building, except detached garage or other out-buildings located on rear one-fourth (1/4) of lot, shall be located nearer than 5 feet to any side lot line.
8. No residence or attached appurtenance shall be located or erected on any lot farther than 50 feet from the front lot line, except as approved by building committee.
9. 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.

For Release see Book 688 Page 92