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OLLIE FARMSWORTH
R.M.C.

BOOK 576 PAGE 13

STATE OF SOUTH CAROLINA)
) PROTECTIVE COVENANTS
)
COUNTY OF GREENVILLE)

I. THE PROTECTIVE COVENANTS HEREINAFTER set forth pertain to all lots in that certain track of land near Simpsonville, Greenville County South Carolina, being lots one thru 13, and being the sole property of George L. Leake, as shown on a plat of Carrol Heights recorded in the R. M. C. Office for Greenville County in Plat Book JJ at page 147.

II, LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot 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.

III. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. The architectural control committee is composed of James C. Leake, George Cunningham and George L. Leake. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

IV. SEWERAGE. All sewerage disposal shall be by septic tank, having a minimum drainage of 200 feet and approved by the State Board of Health and the County Health Officer, or city sewerage line when available.

V. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$9,500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size.