

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE

TO

CERTAIN LOTS IN A SUBDIVISION TO
BE KNOWN AS DREHER COLONY

FEB 9 11 43 AM 1963

OLLIE F. BIRTH
R.M.C.

The undersigned, being the owner of lots 1 through 8, inclusive, and lots 17 through 22, inclusive, on two certain plats made by J. C. Hill, Surveyor, September 17, 1962 and September 27, 1962, said property being shown thereon as property of Marie Dreher, and recorded in the R. M.C. Office for Greenville County, S. C. in Plat Book 446 at Page 119, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under them until January 1, 1988, at which time said covenants shall be automatically extended for successive periods of ten (10) 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.

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.

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.

(1) All lots within this subdivision shall be known, designated, and used exclusively for single family residences. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling, together with the garage or other outbuilding, incidental to the residential use of the plot. Dwellings shall not exceed two (2) stories in height and a private garage shall not be constructed to accomodate more than three (3) cars on the plot.

(2) No building of any kind shall be erected, placed or altered on any building plot, until and unless sketches, plot plans permanent plats and specifications shall have been submitted to a building committee for this subdivision, which committee and the successor members thereof, is hereby empowered and authorized to approve, reject, and make recommendations with respect to any proposed building, so as to assure that such building will conform and harmonize with the existing structures or houses already erected or proposed to be erected in this subdivision. It shall be the duty of this committee to assure that no building or buildings by reason of design thereof shall devalue any other plot or plots in the subdivision. The building committee shall consist of Marie Dreher, Annie Marie Byrd and Joseph H. Long, or a majority of them or of a representative designated by a majority of the members of the said committee. In the event of death or resignation of any member of the said committee, the remaining member or members shall have full authority to approve such design or location within thirty (30) days after the said sketches, plot plans, permanent plans and specifications have been submitted to it, or in any event if no suits to enjoin the construction of such building or the making of such alterations have been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of the said building committee

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