

STATE OF SOUTH CAROLINA) NOV 25 4 17 PM 1985 Building Restrictions and Protective
COUNTY OF GREENVILLE) Covenants Applicable to all Lots
shown on Plat of Rodgers Valley
Heights No. 2, in the R.M.C. Office
for Greenville County in Plat Book
"BBB" at Page 39

The following building restrictions and protective covenants are hereby imposed on all of the lots shown on a plat of Rodgers Valley Heights No. 2, recorded in Plat Book "BBB" at Page 39 in the R.M.C. Office for Greenville County, South Carolina.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1985, 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.

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 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 effect any of the other provisions, which shall remain in full force and effect.

1. These lots shall be used solely and exclusively for single-family residential dwellings, and shall not be used for commercial or business purposes.

2. 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 finished ground elevation by a committee composed of J. Mack Woods, W. R. Woods and Howard L. Rodgers, 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 said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has 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 such committee, nor its designated representative, will be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representatives, shall cease on and after January 1, 1985. Thereafter, the approval described in these covenants 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.

3. 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. In any event no building shall be located on any residential building plot nearer than fifteen feet to any side street line. All residences shall face toward the front of the lot with the exception of the corner lots on which the facing of the residence is indicated as shown on the recorded plat. No building shall be located nearer than ten feet, nor nearer than ten per cent of the average width of the lot, whichever is greater, to any inside lot line except detached garages and other outbuildings which shall not be located near than seventy-five feet to the front lot line, nor nearer than five feet to any side or rear lot

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