

SEP 11 12 11 PM 1967

BOOK 828 PAGE 106

OLLIE FARNSWORTH  
R.M.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROTECTIVE COVENANTS APPLICABLE  
TO A SUBDIVISION KNOWN AS STAUNTON  
COURT AS SHOWN ON PLAT RECORDED  
IN THE R.M.C. OFFICE FOR GREENVILLE  
COUNTY IN PLAT BOOK PPP, AT PAGE  
143.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Staunton Court as shown by a plat thereof prepared by Piedmont Engineers & Architects and recorded in the R.M.C. Office for Greenville County in Plat Book PPP, at Page 143. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1987, after which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdividers or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any person or persons owning any of said lots to prosecute any proceedings at law or in equity against the persons or person violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations. Invalidation of any one of these covenants by judgment, Court Order or otherwise, shall not in any way affect any of the other provisions which shall remain in full force and effect.

1. All lots in said tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot 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; provided, that one dwelling may be erected upon adjacent lots not exceeding three in number.

2. No building shall be located on any lot nearer to any front street than 25 feet or nearer to any side street than 15 feet as shown on the recorded plat and in no event shall any building be nearer to any side lot line than 8 feet, except that a detached garage or other accessory building which is located on the rear one-fourth of the lot may be erected 5 feet from a side or rear lot line. No dwelling shall be located on any lot nearer than 25 feet to the rear lot line.

3. No dwelling shall be erected which contains less than 1,000 square feet on its ground floor, exclusive of porches, carports, attached garages, and breezeways.

4. No trailer, basement, tent, shack, garage, barn or other out-building erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.

(continued on next page)