

OLLIE FARNSWORTH
FILED R.M.C.
GREENVILLE CO. S.C.

SEP 2 1970

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OLLIE FARNSWORTH
R.M.C.

WHEREAS, It is the desire of I. H. Philpot, as Trustee and Developer of a subdivision known as Westcliffe, addition to Section 2, the same as is shown upon a plat which is to be recorded in the Plat Book 4F at page 32, said plat prepared by Piedmont Engineers & Architects, April 3, 1970, to restrict the use of the lots in the subdivision and to further impose certain restrictions, covenants, reservations and easements. (For the authority of the Trustee see Deed Book Vol. 726 at page 463).

NOW, THEREFORE, The following covenants and conditions are imposed upon this property:

ARTICLE I

The numbered lots as shown upon the aforesaid plat shall be held, used, conveyed, transferred and sold subject to the within restrictions, covenants, reservations and easements. These shall be binding upon all parties or persons claiming under them and shall run with the land for a period of thirty-five (35) years, and then be extended automatically for successive periods of twenty (20) years unless there is executed a written instrument duly recorded in which the majority of the lot owners do agree to modify, amend or abandon these restrictions.

If any of the parties hereto, or any of them, or their heirs, or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any lot shown on the aforesaid plat to prosecute any proceeding at law or in equity under these covenants.

No numbered lot shall be used or occupied and no structure built within said subdivision except in conformance with the following:

A. No professional office, business, trade or commercial activity of any kind shall be conducted in any building on any numbered lot or upon any portion of any numbered lot.

B. No such lot shall be used except for the following and no building shall be erected, altered, placed or permitted to remain on any such lot other than the following:

- (1) One single family dwelling.
- (2) Accessory buildings, including one private garage. Garage apartments are specifically prohibited.
- (3) Temporary buildings for uses incidental to construction work, which building shall be removed upon completion or abandonment of the construction work.
- (4) No heavy truck or trailer shall be parked on any lot in the subdivision at any time, except for purposes of loading and unloading; no house trailer, disabled vehicle, or unsightly machinery or junk shall be placed on any lot, either temporarily or permanently.
- (5) No signs or bulletin board shall be permitted on any lot except when used in connection with the sale of said lot or when used by contractors during the period of construction of a building upon a lot.

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