

STATE OF SOUTH CAROLINA

) PROTECTIVE COVENANTS APPLICABLE TO MOUNTAIN SHADOWS, A SUBDIVISION NEAR THE CITY OF GREENVILLE, AS SHOWN BY PLAT RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT 4 N, PAGE 7.

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

APR 17 12 53 PM '74 LOLLIE FARNSWORTH S. M. C.

WHEREAS, the numbered lots in the above named subdivision are not subject to any protective covenants at this time, and

WHEREAS, WILLIAMS BUILDERS, INC. and WYMAN H. McCRARY, as the present owners of all lots shown on said plat, are desirous of providing for a general uniform scheme of quality, construction and appearance of all improvements to be built upon said property except as herein provided for, for the protection of the present and all future owners.

NOW, THEREFORE, in consideration of the covenants and promises contained herein and of other good and valuable consideration, there is hereby imposed the following protective covenants and restrictions upon the sale, transfer, or use of all numbered lots on the above referred to plat:

(1) These covenants are to run with the land and shall be binding on parties and all persons claiming under them for a period of 25 years from date, at which time said covenants shall automatically be extended for successive periods of ten years each unless by vote of a majority of the then owners of said lots it is agreed to change said covenants in whole or in part.

(2) If any person owning real property in said subdivision violates or attempts to violate any of the covenants contained herein, it shall be lawful for any other person or persons owning real property therein to institute proceedings at law or in equity against such person to prevent him from violating or attempting to violate the covenants, or to recover damages for such violation.

(3) 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.

(4) All lots in the subdivision referred to above shall be known and described as residential lots and used for single family residential dwellings.

(5) No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in height.

(6) No residential structure shall be located nearer to the front lot line or nearer to the side street line than the building set back line as shown on the recorded plat, nor shall such residential structure be located nearer to any side lot line than ten (10%) per cent of the width of the lot or ten feet, whichever is less. No detached garage or other out-building located on the rear one-fourth of the lot shall be located nearer than five feet to any side lot line.

(7) No residential structure shall be erected or placed on any building plot which plot has an area of less than 15,000 square feet and a width of less than 80 feet at the front building set back line.

(8) There shall be no exposed cement block on the exterior of any residential structure erected on said property. No fence of any type shall be erected in front of the wall of the dwelling located on any lot shown on said plat.

(9) The ground floor of the main residential structure, exclusive of one story open porches, detached garages or detached carports shall contain not less than 1200 square feet for a one story dwelling nor less than 1000 square feet for a dwelling of more than one story.