

FILED
GREENVILLE CO. S. C.

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BONNIE S. TANKERSLEY
REC'D.

VA 1004 617

VA 1003 165

STATE OF SOUTH CAROLINA) Declaration of Covenants and Restrictions
: Applicable to Saddle Horse Farms Subdivision
COUNTY OF GREENVILLE) in Greenville County, S. C.

THE UNDERSIGNED, being the owners of the numbered lots appearing on plats entitled Saddle Horse Farms Subdivision, by Heaner Engineering dated March 11, 1974, approved by the County Planning Commission on 7/19/1974 and recorded in the Office of the RMC for Greenville County in Plat Book 4R, at Pages 77-82, do hereby agree that the covenants and restrictions hereinafter set forth are hereby declared to have been created, declared, and imposed upon the real property consisting of said numbered lots, and these covenants, restrictions, easements, assessments, reservations and servitudes are declared covenants running with the land, which shall be binding on all parties and all people claiming under them until January 1, 1995. At that time said covenants shall automatically extend 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.

1.) Lot usage limited to single family dwellings. All numbered lots in the tract shall be known and designated as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single family residential dwelling (not to exceed two and one-half stories in height), and a private garage, a domestic employee's quarters, and a guest house. No other out-buildings of any type shall be erected or altered without the prior written approval of the architectural committee.

2.) Construction Standards, Building Size, and Costs. No dwelling shall be permitted on any lot at a cost of less than \$30,000.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of the one story open porches and garages, shall be not less than 1,500 square feet for a one story dwelling, nor less than 1,000 square feet for a dwelling of more than one story with a total square footage requirement of 2,000 square feet for all dwellings of more than one story.

3.) Building Setback Line. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. No building shall be located nearer to any interior side lot line than the distance represented by ten percent of the width of the lot (at the building setback line) on which said building is to be located. The main structure erected on any lot shall face the street on which such lot faces.

4.) Lot Alteration. No numbered lots in this subdivision shall be recut so as to face any direction other than as shown on the recorded plat hereinafter referred to, nor shall any of said lots be resubdivided so as to recreate an additional building lot. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purpose of conveying the same to an adjoining lot owner. Where a residence has been erected on a tract consisting of two or more lots, none of said lots shall be thereafter sold separately if such sale would result in a violation of the provisions of covenant No. 3 hereof.

5.) Architectural Committee. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specification and plot plan showing the location of such building have been approved in

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