

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

WHEREAS, Noland Meyers is the owner of Lots Nos. 11 through 89 of a subdivision known as Sunset Hills according to a plat thereof made by R. E. Dalton, dated December, 1945, and has decided that it would be to the interests of any person or persons who purchase any of said lots for said lots to have certain restrictions or protective covenants;

NOW, THEREFORE, because of the mutual advantages which will accrue to the said Noland Meyers and for the benefit of any person or persons who may purchase said lots, it is understood and agreed that Lots Nos. 11 through 89 of said subdivision shall be subject to the following restrictions or protective covenants:

1. All lots in the tract hereinabove described shall be known and described as residential lots. No structures 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 three cars and other outbuildings incidental to residential use of the plot.

2. No building shall be located on any residential building plot nearer than 50 feet to the front lot line, nor nearer than 15 feet to any side street line; except that on lots 11, 17, 40, 41, 64 and 65, no building shall be built nearer than 20 feet of Sunset Drive. No building, except a garage or other outbuilding located 100 feet or more from the front lot line, shall be located nearer than 10 feet to any side lot line. No residence or attached appurtenance shall be erected on any lot farther than 65 feet from the front lot line.

3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,800 square feet nor a width of less than 60 feet at the front building line.

4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No persons of any race other than the American white race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7. No dwelling costing less than \$6,750.00 shall be permitted on Lots Nos. 11 through 64, inclusive, and no dwelling costing less than \$5,000.00 shall be permitted on Lots Nos. 65 through 89, inclusive. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.

8. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

9. These covenants are to run with the land as a part of the general plan of development and shall be binding on all the parties hereto, their heirs and assigns, and all persons claiming under them until January 1, 1966, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the said lots it is agreed to change the said covenants in whole or in part.

10. If the parties hereto, or any of them, or their heirs or assigns, shall violate or