

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Protective Covenants Applicable
to Cunningham Acres, Section
No. 1, Property of E. F. Cun-
ningham and Rose M. Cunningham
(as shown on plat made by C. O.
Riddle and recorded in the R.M.C.
Office for Greenville County,
South Carolina, in Plat Book BBB
at page 118

The following building restrictions or protective covenants are hereby imposed by the undersigned who are the owners of all lots in Cunningham Acres, Section No. 1, as shown by plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BBB at page 118.

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, at which time said covenants shall be automatically extended 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.

If the parties hereto (including the owner of any lot in the subdivision) or any of them or their heirs, successors or assigns shall violate or attempt to violate any of the covenants, herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them or it from so doing or to recover damages or other dues for such violation.

Invalidation of any 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.

A. All lots in the tract 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, a private garage, domestic employee's quarters and other non-commercial outbuildings such as a child's play house, a small hobby greenhouse and structures of a like nature. Garages may be attached to residences and if not so attached, shall be located to the rear thereof and not in front of the residence or to the side.

B. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans (including front, side and rear elevations), specifications (including construction materials), and plot plan showing the location of such building has been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished grade elevation by E. F. Cunningham and Donald L. Ferguson, or either of them, or a committee to be appointed by them, of which E. F. Cunningham shall be the chairman, or by a representative designated by a majority of the members of such committee. The undersigned property owners reserve the right to

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