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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIONS AND PROTECTIVE
COVENANTS APPLICABLE TO
SUNSET HEIGHTS SUBDIVISION

The following restrictions and protective covenants are hereby imposed on all of that property and all of those lots located in SUNSET HEIGHTS SUBDIVISION, which lots are still, on the date of this instrument, held in trust by the undersigned Trustee. A plat of SUNSET HEIGHTS SUBDIVISION is recorded in the R.M.C. Office for Greenville County in Plat Book "OO", Page 314-317. These restrictions and protective covenants are imposed not only for the benefit of each and every subsequent purchaser of said lots, but also for the benefit of any of said lots retained by the undersigned Trustee

These restrictions and protective covenants are to run with the land, and shall be binding upon all parties or persons claiming hereafter until January 16, 1983. From that time and at the conclusion of each ten-year period thereafter, they shall be extended automatically for successive periods of ten (10) years, unless and until by a vote of the owners of a majority of said lots, it is agreed to change or to alter the said restrictions and protective covenants in whole or in part.

If the subdividers or the owners of any of said lots shall violate or attempt to violate the restrictions and protective covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute such person or persons in any proceedings at law or in equity necessary to enjoin or restrain the threatened or occurring violation and/or to recover from such person or persons any damages suffered by reason of such violation.

Invalidation of any one or more of these restrictions and protective covenants by judgment, Court Order, or otherwise, shall not affect any of the other provisions which shall remain in full force and effect.

THE RESTRICTIVE AND PROTECTIVE COVENANTS ARE AS FOLLOWS:

- l. All of the lots in the said Subdivision shall be used for residential purposes only and for the construction thereon of single family, or two family, dwellings. No dwelling is to exceed two stories in height and no private garage shall exceed a two-car capacity. It is further provided that not more than three adjoining lots may be used for the construction of one dwelling.
- 2. No dwelling, or portion thereof, shall be located nearer than thirty-five (35) feet from the front line of the property.
- 3. The side yard building lines shall not be less than ten (10%) percent of the width of the lot; provided, however, that the same shall not be less than six (6) feet or more than twelve (12) feet.
- 4. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on any of the lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence.

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Jet. 25, 1993 # 73173 BK 1535 PG 717- Tannition D +