

PROTECTIVE COVENANTS APPLICABLE TO SANS SOUCI HEIGHTS,
NEAR GREENVILLE, SOUTH CAROLINA, RECORDED IN VOLUME 425, AT
PAGE 500.

A. The following protective covenants dated December 27th, 1950, are hereby imposed upon all that tract of land situated in Greenville County, State of South Carolina, near the City of Greenville and shown on a plat of Sans Souci Heights, recorded in Plat Book Y at Page 25, and extending from the intersection of Tindal Road and U.S. Highway No. 25 in a Southerly direction to Lanston Creek, embracing all of the area lying between said roads and said creek, by the owner and developer, Ben F. Perry of Greenville, South Carolina, for the purposes of establishing a restricted and desirable residential subdivision upon said premises.

B. 1 - The residential area covenants in Part C in their entirety shall apply to all of the tract above described with the exception of lots 106, 25, 24, 2, 1 and the unnumbered tract extending from lot 1 to Langston Creek as shown on said plat.

B. 2 - The residential area lying to the West of Tindal Road is now subject to the restrictions imposed upon the lots facing thereon by the developers of Mountain View Acres whose development plat is recorded in the office of the R.M.C. for Greenville County in Plat Book I at Pages 69 and 70 and by the developers of the Colonia Company property as shown on plat recorded in Plat Book J at Page 190.

B. 3 - The business area covenants hereinafter set forth under subdivision "D" shall apply to lots 25, 24, 2, 1 and the unnumbered tract lying between lot 1 and Langston Creek.

B. 4 - The developer of this subdivision has offered to the Parker School District the choice of a site for the erection of a school to serve this subdivision and adjacent territory and it is contemplated that an area will be selected by the school authorities at some future date for this purpose. It is contemplated that lot 106 will be developed as a community center including a park and play ground.

C. 1 - No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot 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 two cars; except that multiple family dwellings costing not less than \$10,000.00, figured on the basis set forth in paragraph C-2, maybe erected upon lots 53 and 74.

C. 2 - No dwelling shall be permitted on any lot at a cost of less than \$8000.00 which faces on Highway No. 25, nor less than \$5000.00 that faces on any other street, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purposes 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.

C. 3 - No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 20 feet to the front lot line, or nearer than 5 feet to any side street line, except that on lots abutting on Highway No. 25, no building shall be located nearer than 50 feet to the street property lines of said streets. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located on the rear one-quarter of the lot. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line.