

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROTECTIVE COVENANTS APPLICABLE
TO SCARSDALE MANOR, PROPERTY OF
DERA R. CONWAY
SIMPSONVILLE, SOUTH CAROLINA

These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them until January 1, 1980, 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 or any of them or their heirs 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 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 numbered lots in the tract shall be known and described as residential lots. No building shall be erected, altered, placed or permitted to remain on any building lot other than one detached single family dwelling. No building shall exceed two and one-half stories in height, and a private garage for not more than three cars and servant's quarters. Garages shall be attached to residences or located to the rear thereof and not in front of the residence or to the side.

B No building, including the dwellings, detached garages and outbuildings shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plans showing the location of such building have 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 ground elevation, by a committee composed of J M Conway, Dera R. Conway and C. D. Vought. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location or to designate a representative of like authority. In the event said committee or its designated representative fails to approve or disapprove such design or location within thirty days after such plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and its designated representative shall cease on and after January 1, 1980. Thereafter, the approval required in this covenant shall not be required unless prior to said date and effective thereon a written instrument shall be executed by the then owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives who shall thereafter exercise the same power previously exercised by such committee.