

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

PROTECTIVE COVENANTS APPLICABLE
 TO LAKE VIEW HEIGHTS, GREER, S. C.
 PLAT BOOK "RR" AT PAGE 19

Pursuant to an Order dated February, 1960, of the Court of Common Pleas, Greenville County, South Carolina, filed in Judgment Roll N. E-10, 572, Clerk of Court for Greenville County, South Carolina, the within instrument is executed for the purposes stated therein:

I. THE PROTECTIVE COVENANTS HEREINAFTER set forth shall pertain to all lots in that certain tract of land near the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, being shown on a plat of Lake View Heights, property of the I. M. and Bessie Q. Wood Estates, recorded in the R. M. C. Office for Greenville County in Plat Book "RR" at page 19.

II. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No structure of a temporary character, trailer, basement, tent, shack, garage, garage apartment, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

III. DWELLING DESIGN AND SIZE. No dwelling shall be permitted on any lot of which the ground floor of the main structure, exclusive of one-story open porches and garages, shall contain less than 1000 square feet for a one-story dwelling or less than 800 square feet for a dwelling of more than one story. It being the intention and purpose of this covenant to assure that all dwellings will be of a design and size which will add beauty, quality and harmony to the sub-division.

IV. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line than 30 feet. No building shall be located nearer than ten per cent of the width of the lot to any side lot line. No accessory building, such as a private garage, shall be located nearer than 5 feet to any lot line. No residential building shall be located nearer than 25 feet to the rear lot line.

V. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having an area of less than 12,500 square feet, and a width of less than 75 feet on the front, except Lot #49 which has a frontage of 71.5 feet.

VI. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

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

VIII. LIVESTOCK. No cattle or hogs shall be kept or raised on any lot in the sub-division, either temporarily or permanently.

IX. SEWERAGE. All sewerage disposal shall be by septic tank approved by the State Board of Health and the County Health Officer, or city sewerage line when available.

X. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then land owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

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