FILED
GREENVILLE CO. S. C.
MAY 31 4 14 PM
OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIONS AND PROTECTIVE COVENANTS APPLICABLE TO VIEW POINT ACRES

1. The following restrictions, reservations, and protective covenants are hereby imposed by David Pavluk and Sonia Pavluk on the lots numbered 1 through 29 as shown on a Plat of View Point Acres, prepared by C. O. Riddle, Surveyor, recorded in Plat Book 4R at page 17 in the RMC Office for Greenville County. These covenants are to run with the land and shall be binding upon all persons claiming under them until December 31, 1981, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless a written instrument adopted by a vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed upon record. These restrictions may be amended, changed, or altered prior to December 31, 1981, by a unanimous vote of the then owners of all of said lots.

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

3. Invalidation of any one 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.

4. All lots in said subdivision shall be residential lots, to be used exclusively for single-family residential dwellings. No structure 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.

5. No livestock, horses, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any of said lots. Likewise, no chickens, ducks, geese, or other such fowl shall be permitted to be kept on any of said lots. Cats, dogs, or caged birds may be kept in reasonable numbers, as pets for the pleasure of the family residing upon any lot; however, this restriction would prohibit and prevent the raising of dogs, cats or birds as a business on any lot.

6. Buildings shall be placed on said lots in accordance with set-back lines, as shown on said plat, and no building or construction will be permitted to interfere with the 5 foot easement reserved along all rear and side lot lines, so as to interfere with the 5 foot drainage and/or utility easements reserved along all of said lines.

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