

GREENVILLE COUNTY

REC 1082 PAGE 917
ITG 7/5/78

State of South Carolina)
County of Greenville)

Restrictive and Protective
Covenants for Solar Heights

I. The Protective Covenants hereinafter set forth shall pertain to Lots 2 through 15 in that certain tract of land of Thomas T. Goldsmith, Jr. and Helen W. Goldsmith, in Greenville County as shown on preliminary plat prepared by W. R. Williams, Jr., RLS, fronting on Pleasant Retreat Road and on county road Solar Drive, north of Travelers Rest, said tract being known as Solar Heights.

II. Land Use and Building Type. All lots shall be solely used for single family residential purposes only.

III. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence either temporarily or permanently. No structure of a temporary nature shall be used as a residence.

IV. No house trailer shall be placed on any lot either temporarily or permanently. Any camping trailer and/or similar equipment used for the personal enjoyment of a resident of a lot shall at all times be parked to the rear of the dwelling and shall not be parked in the front or side thereof. Such equipment shall at all times be neatly stored and positioned to be inconspicuous.

V. Administrative Control Committee. The Control Committee shall consist of Thomas T. Goldsmith, Jr., Helen W. Goldsmith and Charles L. Brewer. In the event of death or resignation of a member of the Committee, the remaining members may appoint a replacement.

VI. Plan approvals. No building shall be erected, placed or altered on any lot until the construction plans and specifications, and a plot plan showing the location of the structure, have been approved by the Administrative Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. All members shall constitute a quorum, and a unanimous vote shall be required for the transaction of any business of the Committee.

VII. No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood. No numbered lot or any part thereof shall be used for any business or commercial purpose.

VIII. Dwelling Size. The heated living space of a dwelling must contain at least 1800 square feet of floor space, calculated on the outside measurement of the main body of the house, exclusive of garage and porch areas.

IX. Location on Lot. No building shall be located nearer to the front lot line than fifty (50) feet. No building shall be located nearer to the side or rear lines of a lot than twenty (20) feet.

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