

GREENVILLE S.C.

RECORDED IN THE RMC OFFICE

DEPARTMENT OF RECORDS & ADMINISTRATION

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROTECTIVE COVENANTS APPLICABLE  
TO LAUREL HILLS, A SUBDIVISION  
SITUATED NEAR TRAVELERS REST,  
SOUTH CAROLINA, AND SHOWN ON  
PLAT RECORDED IN THE RMC OFFICE  
FOR GREENVILLE COUNTY IN PLAT  
BOOK 74 AT PAGE 1.

The following building restrictions or protective covenants are hereby imposed on all the lots as shown on the plat of Laurel Hills subdivision recorded in the RMC Office for Greenville County, South Carolina, in the plat book and page as shown above.

These covenants are to run with the land and shall be binding on all persons claiming under them for a period of twenty-five (25) years from date, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of a majority of the owners of said 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 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 covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.

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.

1. These lots shall be used solely and exclusively for single-family residential dwellings and shall not be used for commercial or business purposes.

2. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling or one semi-detached single-family dwelling not to exceed two and one-half stories in height. However, nothing contained herein shall prohibit the construction of sheds, barns, or other outbuildings that are constructed in conformity with the other structures in the subdivision.

3. No building shall be located nearer to the front lot line than fifty (50) feet nor nearer to a side street line than fifty (50) feet nor shall any such structure be located nearer to any side lot line than ten percent (10%) of the width of the lot at the setback line. No detached garage or other outbuilding located on the rear one-fourth of the lot shall be located nearer than five (5) feet to any lot line.

4. The ground floor of the main residential structure, exclusive of one-story open porches, detached garages, or detached carports, shall contain not less than 1,250 square feet for a one-story dwelling nor less than 1,000 square feet for a dwelling of more than one story.

5. No lot shall be subdivided or recut so as to reduce the lot size of any lot on which a residential dwelling is to be placed.

*Laurel Hills*  
*TBC*

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