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OLLIE FARRISWORTH
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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) Protective Covenants Applicable to
Section Three of "Tanglewood"

WHEREAS, There is situate in the County of Greenville on the Northernly side of the Old Easley Bridge Road approximately 1,500 feet in a Westernly direction from Yown Road, West of the City of Greenville, a tract of land comprising Section Three of a Subdivision known as "Tanglewood;" and,

WHEREAS, it is the desire and intent of the developers of said property, Section Three which is shown by plat hereinafter referred to, that said property be subdivided and sold by lots; and,

WHEREAS, it is the desire and intent of the developers of said property, that the entire property and each section thereof be restricted as to use, location and character of buildings thereon, and as to all other things necessary to create and maintain a comprehensive scheme of desirable home sites; and to create and maintain a residential area that will (a) be free from obnoxious uses and overcrowding of land, (b) have adequate open spaces and yards, (c) have homes or dwellings and buildings accessory thereto of compatible architecture, quality and character, (d) be of aesthetical quality, and (e) will have permanent mutual protection of values and amenities.

NOW, THEREFORE, to achieve these ends, the following conditions and covenants are hereby imposed upon the property shown as Section Three of "Tanglewood" on the Plat prepared by R. C. Lose and C. F. Webb, land surveyors, September, 1954, said plat recorded in the R. M. C. Office for Greenville County in Plat Book GG, at page 193.

Article 1 - DEFINITIONS: For the purpose of these covenants the following terms and words are hereby defined. Words in the present tense shall include future. Singular numbers shall include the plural and the plural the singular. The word "Buildings" shall include the word "Structure" and the word "shall" is mandatory and not directory.

A. Accessory Building - Shall mean a subordinate building of the main building, the use of which is incidental to that of the dominate use of the main building on the premises.

B. Association - Any non-profit corporation established under Section 12-751 of the 1952 Code of Laws of South Carolina, of which the owners of land and/or lots within said subdivision are members for the purposes of maintaining, improving, and protecting said subdivision as a desirable residential neighborhood; providing community services and recreational facilities where needed; promoting community spirit; and insuring the development of said subdivision as a desirable neighborhood of homes.

C. Building - Any structure for the support, enclosure, shelter or protection of persons, animals, chattels or property.

D. Building, Height of - The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

E. Dwelling - Any building or portion thereof which is designed or used for residential purposes.

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