

200

STATE OF SOUTH CAROLINA

8775

RESTRICTIVE AND PROTECTIVE COVENANTS

COUNTY OF GREENVILLE.

APPLICABLE TO ROSEWOOD PARK

The following restrictive and protective covenants are hereby imposed on the property contained in the subdivision known as Rosewood Park as shown on plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book TT, at Page 31. These protective covenants and restrictions are imposed not only for the benefit of the grantors but also for the benefit of each and every purchaser of any of said property and their heirs and assigns.

These protective covenants are to run with the land and shall be binding on all parties or persons claiming under them until June 1, 1984, at which time the same shall be automatically extended for a successive period of ten years, unless by a vote of the owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdivider or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damage suffered by reason of such violations.

Invalidation of any of the covenants by judgment, court order or otherwise shall not in any way affect any of the other provisions which shall remain in full force and effect.

The restrictive and protective covenants are as follows:

1. All of the said lots shall be used for single family dwellings with no dwellings to exceed two stories in height, and no private garage shall exceed a two car capacity, provided that two but not more than three adjoining lots may be used for one dwelling.
2. No building shall be erected or located nearer the front line than 30 feet with the exception of Lots 2, 6, 17, 24, ~~25~~ and 33. The residences on Lots 2 and 6, 17, 24 and 33 shall be erected at a right angle to the abutting streets. These excepted lots shall observe a building set back line of 30 feet from the street which the lot faces and 20 feet from the side street. In addition the location of any residence on these lots shall be subject to the approval of the building committee, it being the intention that the rear of the residences on these lots shall not face the front of houses on the adjoining lots.
3. The side yard building lines shall be not less than 10 feet or 10% of the width of the lot whichever is greater up to a maximum of 12 feet.
4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any of the lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used for a residence.
5. No garage or accessory building shall be erected nearer than 5 feet to the side or rear lot line.
6. A 5 foot easement is reserved along the side and rear line of each lot for drainage and utilities.
7. No fence shall be construed on any lot or lot line nearer the street than the front building line shown on the plat, except that hedges and/or ornamental fences not exceeding 3 feet in height shall be permitted.

(Continued on Next Page)