

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
JAN 25 10 45 AM 1960
GUILLET, ALBERT
R.M.C.

PROTECTIVE COVENANTS APPLICABLE TO NORTHWOOD HILLS SUBDIVISION, FIRST SECTOR, A SUBDIVISION NEAR THE CITY OF GREENVILLE, AS SHOWN BY PLAT DATED DECEMBER 1959 AND RECORDED IN PLAT BOOK RR, PAGE 75, IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY.

WHEREAS, BY DEED DATED APRIL 6, 1959, AND RECORDED IN THE R.M.C. OFFICE IN DEED BOOK 620, PAGE 510, COLONIAL MORTGAGE AND REALTY CO., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF SOUTH CAROLINA, WITH ITS PRINCIPAL PLACE OF BUSINESS IN GREENVILLE COUNTY, S.C. IS THE OWNER OF A CERTAIN TRACT OF LAND AS SHOWN ON A PLAT OF NORTHWOOD HILLS SUBDIVISION, FIRST SECTOR, PREPARED BY PIEDMONT ENGINEERING SERVICE DATED DECEMBER 1959, SAID TRACT HAVING BEEN SURVEYED AND SUBDIVIDED AS A SINGLE SUBDIVISION, AND

WHEREAS, SAID PURCHASERS PROPOSE TO DEVELOP THE SAID PROPERTY AND MAINTAIN THEREIN A GENERAL UNIFORM SCHEME OF QUALITY CONSTRUCTION, APPEARANCE, AND ALIGNMENT OF IMPROVEMENTS TO BE BUILT UPON SAID PROPERTY,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT COLONIAL MORTGAGE & REALTY COMPANY, A CORPORATION, DOES BY THESE PRESENTS IMPOSE THE FOLLOWING COVENANTS AND RESTRICTIONS AND AFFIRMATIVE COVENANTS UPON THE SALE, TRANSFER OR USE OF THE PROPERTY HEREIN AFTER REFERRED TO IN SECTION 1, PARAGRAPH 1 OF THESE COVENANTS, WHICH SHALL BE BINDING UPON THE COLONIAL MORTGAGE & REALTY CO., ITS SUCCESSORS AND ASSIGNS, PURCHASERS OR TRANSFEREES UNTIL JANUARY 1, 1990, AT WHICH TIME THESE COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS, OFTEN (10) TEN YEARS EACH, UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS AFFECTED, IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART.

1. AREA OF APPLICATION.

1. THESE COVENANTS IN THEIR ENTIRETY SHALL APPLY TO THE FOLLOWING PROPERTY:

"ALL THAT TRACT LYING ON THE WESTERN SIDE OF OLD RUNCOMBE ROAD AS SHOWN IN A PLAT OF NORTHWOOD HILLS SUBDIVISION, FIRST SECTOR, PREPARED BY PIEDMONT ENGINEERING SERVICE DATED DECEMBER 1959."

2. THESE COVENANTS MAY ALSO BE ADOPTED AS AMENDED OR ALTERED TO APPLY TO ANY OTHER SECTOR OF NORTHWOOD HILLS SUBDIVISION OR TO ANY OTHER PROPERTY TO WHICH THE DEVELOPER OR OTHER PERSONS WITH CONSENT OF THE DEVELOPER, SHALL BY SUBSEQUENT WRITTEN INSTRUMENT ELECT TO APPLY SAID COVENANTS.

II. LAND USE AND BUILDING TYPE.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING 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; AND A PRIVATE GARAGE AND OTHER OUTBUILDINGS, NOT TO EXCEED ONE STORY IN HEIGHT, WHICH ARE CLEARLY INCIDENTAL TO RESIDENTIAL USE OF THE PREMISES.

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