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PROTECTIVE COVENANTS
FOR
CUTLER RIDGE
PROPERTY OF LOTS, INC.

543

NOTE, INC., HAVING LEGAL TITLE TO SEVENTY FIVE (75) LOTS IN A SUBDIVISION KNOWN AS CUTLER RIDGE, ACCORDING TO A PLAT MADE BY J. O. RIDDLE, DATED NOVEMBER 26, 1962, RECORDED IN THE REC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK "YY", AT PAGE 107, DOES HEREBY AGREE THAT THE COVENANTS AND RESTRICTIONS HERINAFTER SET FORTH SHALL BE BINDING ON ALL SUBSEQUENT PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1963, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY VOTE OF A TWO-THIRDS MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

IF THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND OBTAIN TO 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.

- A. EACH LOT IS RESTRICTED TO RESIDENTIAL USE WITH NO MORE THAN ONE TRAILER, OR ONE HOUSE PER LOT.
- B. ANY SUCH HOUSE BUILT ON A LOT MUST HAVE A SQUARE FOOTAGE OF NOT LESS THAN 300 FEET.
- C. ONLY BUILDINGS MANUFACTURED BY RECOGNIZED FIRMS MANUFACTURING FIRMS ARE TO BE PERMITTED TO BE PLACED ON SAID LOTS.
- D. NO ANIMALS SHALL BE KEPT, MAINTAINED OR QUARANTINED

TO BE CONTINUED ON NEXT PAGE