

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
PROTECTIVE COVENANTS

WHEREAS, Eugene Rackley is the owner of that certain real estate subdivision in Greenville County, South Carolina, being shown and designated as IMPERIAL HILLS on a Plat made by C.C. Jones, Civil Engineer, dated August, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 888, Page 35, and desires to develop said property as a single subdivision and to impose thereupon a general, uniform scheme of development.

NOW, THEREFORE, for and in consideration of the mutual benefits and obligations herein contained for the benefit of the said Eugene Rackley and the future owners of said property, the following covenants upon the sale, transfer and use of the above described property are hereby imposed, to-wit:

1. All lots shall be used exclusively for single-family residential dwellings. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two automobiles.
2. No lot shall be re-cut so as to face in any direction other than that shown on the recorded Plat.
3. No building shall be located nearer to the front line of any lot than the building lines shown on the recorded Plat, and all residences shall face toward the said building set-back line.
4. No one-story residence containing less than 1,100 square feet of floor space, exclusive of porches, garages and breezeways, shall be constructed on any lot. The minimum square footage for a store and one-half residence shall be same for the first floor of a one-story residence. The minimum square footage for a two-story residence located on any lot shall be 750 square feet of floor space completed for each floor.

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