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GREENVILLE CO. S.C.
PM '80
ERSLEY

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS FOR
COLONY SUBDIVISION, PHASE I

The following building restrictions or protective covenants, are hereby imposed on all the lots shown on a Plat of Colony Subdivision, Phase I, recorded in Plat Book 7-C at Pages 87 in the RMC Office for Greenville County, South Carolina, by Boyd C. Lister, hereinafter referred to as the Developer.

W I T N E S S E T H:

These covenants are to run with the land and shall be binding on all persons claiming under them, until January 1, 2000, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument adopted by a vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed upon record. These restrictive covenants may be amended, changed or altered prior to 2000, only by a majority vote of the then owners of all of said lots.

If any person bound by or claiming under these restrictions shall violate or attempt to violate any of the covenants herein, it shall be lawful for any 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 either 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.

1. All lots in said subdivision, Phase I, shall be residential lots, to be used exclusively for single-family residential dwellings. No structure shall be erected, altered, placed or permitted to remain on any lot other than the residence, detached garages or storage building.

2. No livestock, such as swine, sheep, goats, horses, or other such animals of similar breed shall be permitted to be kept on any said lot. Likewise, no chickens, ducks, geese, or other such fowl shall be permitted to be kept on any of said lots. Cats, dogs, caged birds, may be kept in reasonable numbers as pets for the pleasure of the family residing upon said lot; however, this restriction would prohibit and prevent the raising of dogs, cats, birds as a business.

3. No house shall be located, placed or altered or permitted to remain nearer any side property line than 10 feet and all lots will have a front setback line a minimum of 30 feet from the front property line. No detached garage or other outbuilding shall exceed one story in height or be located any nearer than five (5) feet to any side or rear lot line. Deviations in these lines may be approved where necessary because of sewerage or topographical reasons. Any such approval shall be obtained from the Developer and the approval or disapproval shall be solely in his discretion.

4. No lot shall be recut to a smaller size than as shown on the recorded subdivision plats. On all of the said lots, the main building or dwelling shall face in the general direction of the front property line.

5. The ground floor area of the main structure of any one-story residence shall be not less than 1,000 square feet but if the house has a finished basement, the minimum area of the main floor may be 1,500 square feet. In computing the area of split

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