STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO A SUBDIVISION KNOWN AS WELLINGTON GREEN, SECTION THREE, AS SHOWN ON PLAT RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, IN PLAT BOOK YY, AT PAGE 116.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Wellington Green as shown by plat prepared by Piedmont Engineering Service, , and recorded in the R. M. C. Office for Greenville County in Plat Book YY, Page 116. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1988, after which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the then owners of a majority of lots, it is agreed to change said covenants in whole or in part.

If the subdividers 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 damages suffered by reason of such violations. Invalidation of any one of these 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.

1. No lot shall be used except for residential purposes. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

2. No building shall be located on any lot nearer to any front lot line than 35 feet, nor nearer to any side street line than 20 feet. No dwelling shall be located nearer than 20 feet to the rear lot line, and no other type of building shall be located nearer than 5 feet to the rear lot line. No building shall be located nearer to any side lot line than 9 feet, except that a detached garage or other accessory building which is located on the rear one-fourth of the lot may be erected not less than 5 feet from the side lot line.

3. No dwelling shall be erected on any lot with the ground floor area of the main structure, exclusive of porches, breezeways, garages or car ports, less than 1600 square feet for a one-story dwelling, nor less than 1200 square feet for a dwelling of more than one story. For the purpose of computing said minimum ground floor area the lowest level of a "split-level" dwelling may be included therein at one-half its measured square footage.

4. No lot shall be recut or resubdivided so as to reduce its street frontage to less than 90 feet, nor shall any dwelling be constructed on any lot which has been recut or resubdivided unless such recut and resubdivided lot contains a minimum of 16,000 square feet in area. This limitation does not apply to lots as now shown on the plat, but applies only to such of said lots as may be hereafter recut or resubdivided.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.

6. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. Easements for the installation and maintenance of utilities, including sewer, and for drainage are reserved for a width of 5 feet along the side and rear

Continued on next page