

STATE OF SOUTH CAROLINA

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PROTECTIVE COVENANTS APPLICABLE TO MONAVIEW, A SUBDIVISION SHOWN ON PLAT RECORDED IN THE RMC OFFICE

COUNTY OF GREENVILLE

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FOR GREENVILLE COUNTY IN PLAT BOOK 4N, Page 19.

WHEREAS, the numbered lots in the above named subdivision are not subject to any protective covenants at this time, and

WHEREAS, WM. GOLDSMITH COMPANY, INC., as the present owner of all lots shown on said plat, is desirous of providing for a general uniform scheme of quality, construction and appearance of all improvements to be built upon said property except as herein provided for, for the protection of itself and all future owners.

NOW, THEREFORE, for and in consideration of the covenants and promises contained herein and of other good and valuable consideration, there is hereby imposed the following protective covenants and restrictions upon the sale, transfer, or use of all numbered lots on the above referred to plat:

(1) These covenants are to run with the land and shall be binding on parties and all persons claiming under them for a period of 25 years from date, at which time said covenants shall automatically be extended for successive periods of ten years each unless by vote of a majority of the then owners of said lots it is agreed to change said covenants in whole or in part.

(2) If any person owning real property in said subdivision violates or attempts to violate any of the covenants contained herein, it shall be lawful for any other person or persons owning real property therein to institute proceedings at law or in equity against such person to prevent him from violating or attempting to violate the covenants, or to recover damages for such violation.

(3) 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.

(4) All lots in the subdivision referred to above shall be known and described as residential lots and used for single family residential dwellings with the exception of lots nos. 1, 2, 3, 4, 5, 6, 18, 19, 20, 21, 22, 23, 24, 25 and 26 upon which there shall be permitted duplex family residential dwellings. Lot no. 10 shall be used as a community park or for a single family residential dwelling if permitted by the Planning and Zoning Commission.

(5) No residential structure shall be located nearer to the front Lot line than the building set back line as shown on the recorded plat, nor shall such residential structure be located nearer to any side lot line than the then minimum building set back lines as set forth in the Greenville County Subdivision regulation ordinance which is in effect at the time of construction; provided, however, any variance granted by the Greenville County Planning Commission shall be acceptable.

(6) No building shall be erected, placed or altered on any building plot in this sub-division until the building plans, specifications and plat plan showing the location of such buildings has been approved in writing as to conformity and harmony of external design, with existing structures in the sub-division, and as to location of the building with respect to topography and finished ground elevation by a committee composed of Milton E. McCain, Fred B. Beiers and Paul S. Goldsmith, or by a representative designated by a majority of the members of said committee. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back lines unless similarly approved. In the event of

(Continued on Next Page)