

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE )

BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS APPLICABLE TO LOTS NOS. 1 -21 SHOWN ON PLAT OF SUNRISE TERRACE, PREPARED BY PIEDMONT ENGINEERS AND ARCHITECTS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 4R, AT PAGE 45

The following building restrictions or protective covenants are hereby imposed on Lots Nos. 1 through 21 shown on a plat of Sunrise Terrace recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, at Page 45.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, 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. These lots shall be used solely and exclusively for single-family residential dwellings and shall not be used for commercial or business purposes, provided, however, that nothing herein shall be construed to prevent the owner, that is to say, Premier Investment Co., Inc., or its successors or assigns, from maintaining temporary offices and storage on any lot while the subdivision is being developed.
- 2. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot with the exception of the corner lots. No building shall be located nearer than eight (8) feet, nor nearer than ten per cent of the average width of the lot, whichever is greater, to any inside lot line, except detached garages and other outbuildings which shall not be located nearer than seventy-five (75) feet to the front lot line nor nearer than five (5) feet to any side or rear lot line.
- 3. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No fence shall be placed nearer the street than the building line as shown on the plat.

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