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R.H.C. TANKERSLEY

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STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

BUILDING RESTRICTIONS FOR GLASSY MOUNTAIN ACRES

The following building restrictions or protective covenants are hereby imposed by the undersigned who are the owners of all lots in Glassy Mountain Acres, as shown by plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book 4 Z at page 66. These covenants are to run with the land and shall be binding on all persons claiming under them.

Glassy Mountain Acres intends to sell and convey the Lots and Parcels situated within the Development and before doing so, desires to impose upon them mutual and beneficial restrictions, covenants, equitable servitudes and charges under a general plan or scheme of improvements for the benefit of all of the Lots and Parcels in the Development and the owners and future owners thereof.

NOW, THEREFORE, Glassy Mountain Acres declares that all of the Lots and Parcels in the Development are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to to the provisions of this Declaration, all of which are declared and agreed to be in furtherance of a plan for the development, improvement and sale of said Lots and Parcels and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness thereof. The provisions of this Declaration are intended to create mutual equitable servitudes upon each of said Lots and Parcels in favor of each and all other Lots and Parcels; to create reciprocal rights between the respective owners of all such Lots and Parcels; to create privity of contract and estate between the grantees of such Lots, their heirs, successors and assigns operates as covenants running with the land for the benefit of each and all other such Lots and Parcels in the Development and their respective owners, present and future.

- 1. LAND USE. Lots and Parcels in the Development shall be used for residential purposes only.
- A. Single Family Residential. Only single family dwelling and such out-buildings as are usually accessory thereto shall be permitted on any Lot designated as single family residential. The following restrictions shall apply specifically to such Lots:
- 1. Minimum Area. Each dwelling constructed shall have fully enclosed area (exclusive of roofed or unroofed porches, terraces, carports, garages or other outbuildings) with not less than 1000 square feet
  - 2. Set Backs. Each such dwelling shall be at least:
  - (a) Fifty (50) feet from the front Lot line;
  - (b) Fifty (50) feet from the rear Lot line;
  - (c) Twenty-five (25) feet from the side Lot Line;
- ll. Residential Restrictions. The following shall be applicable to all lots and Parcels within the Development designated as residential in character, whether single family, and each Owner, as to his Lot or Parcel, covenants to observe and perform the same:

(continued on next page)