

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 12 1979
C. W. HANDELSLEY
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RESTRICTIVE COVENANTS

The undersigned, Joe W. Hiller, hereinafter known as "Declarant", the owner of all lots and tracts of land shown on plat of subdivision known as "THE SUMMIT" according to a plat prepared by Robert R. Spearman, Surveyor dated February 15, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-C, at Page 20 deems it in the best interest of himself and future owners of said property to subject said property to the protective covenants, restrictions, reservations, servitudes and easements hereinafter set forth, each and all of which is and are for the benefit of said property and of each present and future owner thereof or any part thereof and shall inure to the benefit of and pass with said property and each and every part thereof and shall apply to and bind every present and future owner of said property or any part thereof and each of their heirs, successors and assigns.

NOW THEREFORE, Declarant, as owner, hereby declares that the real property hereinabove described is and shall be held, transferred, sold, conveyed, used and occupied subject to the covenants, restrictions, reservations, servitudes and easements hereinafter set forth.

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GENERAL PURPOSE OF COVENANTS

The real property hereinabove described is subject to the covenants, restrictions, reservations, servitudes and easements hereby declared to insure the best use and the most appropriate development and improvement of each lot thereof; to protect the owners of lots against such improper use of surrounding lots as will depreciate the value of their property; to preserve so far as practicable the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials to obtain harmonious architectural schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon with appropriate locations thereof on lots; to prevent haphazard and unharmonious improvement of lots; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general to provide adequately for a high type

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