STATE OF SOUTH CAROLINA

PROTECTIVE COVENANTS APPLICABLE TO A
SUBDIVISION KNOWN AS THE SHOALS, FORMERLY KNOWN AS THE VILLAGE, SECTION II
AS SHOWN ON A PLAT RECORDED IN THE OFFICE OF THE R.M.C. FOR GREENVILLE
COUNTY IN PLAT BOOK 4-R, AT PAGE 53

COUNTY OF GREENVILLE

by the undersigned upon all lots in the subdivision known as The Shoals, formerly known as The Village, Section II, as shown by plat thereof prepared by Fortis Enterprises and Heaner Engineering Company, Inc. dated 10/13/72 and recorded in the office of the R.M.C. for Greenville County, South Carolina in Plat Book 4-R, at Page 53. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2010, after which time said covenants shall automatically extend for successive periods of ten years unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdivider 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 effect any of the other provisions which shall remain in fu-1 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 plat other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for no more than two cars.
- 2. All buildings shall be located at least 40 feet and no more than 50 feet from the curb.
- 3. No dwelling shall be erected on any lots with the floor area of the main structure, exclusive of open porches, breezeways and garages or carports, less than 560 square feet of heated/air conditioned living area. All residences shall be underpined with brick or other

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