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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Protective Covenants Applicable to
OLLIE F. WESTCLIFFE
R.M.C.

WHEREAS, It is the desire of I. H. Philpot as Trustee and Developer of a subdivision known as Westcliffe, the same as is shown upon a plat prepared by Piedmont Engineers and Architects, December 11, 1963, recorded in Plat Book YY at pages 168 and 169 in the R. M. C. Office for Greenville County, to restrict the use of the lots in the subdivision to further impose certain restrictions, covenants, reservations, and easements. (For the authority of the Trustee see Deed Book Vol. 726 at page 463).

NOW THEREFORE, The following covenants and conditions are imposed upon this property:

ARTICLE I

The numbered lots as shown upon the aforesaid plat shall be held, used, conveyed, transferred and sold subject to the within restrictions, covenants, reservations and easements. These shall be binding upon all parties or persons claiming under them and shall run with the land for a period of thirty-five (35) years, and then be extended automatically for successive periods of twenty (20) years unless there is executed a written instrument duly recorded in which the majority of the lot owners do agree to modify, amend, or abandon these restrictions.

If any of the parties hereto, or any or them, or their heirs, or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any numbered lot shown on the aforesaid Plat to prosecute any proceeding at law or in equity under these covenants.

No numbered lot shall be used or occupied and no structure built within said subdivision except in conformance with the following:

A. No professional office, business, trade or commercial activity of any kind shall be conducted in any building on any numbered lot or upon any portion of any numbered lot.

B. No such lot shall be used except for the following and no building shall be erected, altered, placed, or permitted to remain on any such lot other than the following:

- (1) One single family dwelling.
- (2) Accessory buildings, including one private garage, private stable, and servant's quarters. Garage apartments are specifically prohibited. Servant's quarters shall be occupied only by such persons and their family as are employed full time by the occupants of the principal residence as household servants.
- (3) Temporary buildings for uses incidental to construction work, which building shall be removed upon completion or abandonment of the construction work.
- (4) No house trailer shall be placed on any numbered lot either temporarily or permanently.
- (5) No signs or bulletin board shall be permitted on any lot except when used in connection with the sale of said lot or when used by contractors during the period of construction of a building upon a lot.
- (6) No animals, livestock, or poultry of any kind, other than house pets and personal riding horses or ponies, shall be kept or maintained on any part of said property. This shall not be construed so as to permit any animals, livestock or poultry, even though house pets, that are kept to be bred, or maintained for any commercial purpose.
- (7) No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become any annoyance or nuisance to the neighborhood.

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