BOOK 820 PAGE 139

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

OLLIE TO A SUBDIVISION KNOWN AS ROOSEVELT HEIGHTS

A ) AS SHOWN ON PLAT RECORDED IN THE R.M.C.

OFFICE FOR GREENVILLE COUNTY IN PLAT

BOOK OOO AT PAGE 53.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Roosevelt Heights as shown by plat recorded in the R.M. C. Office for Greenville County in Plat Book OOO 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 I, 1990, after which time said covenants shall be automatically extended 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 judgement, Court Order or otherwise, shall not in any way affect any of the other provisions, which shall remain in full force and effect.

- 1. No lot shall be used except for residential purposes and any residence erected within 100 feet of the property of R. E. Hughes or Roosevelt Heights shall be either single family or two family dwellings.
- 2. No building shall be located on any lot nearer to any front lot line than the building setback line shown on said plat.
- 3. No. building shall be erected on any lot with a ground floor area of the main structure exclusive of porches, breezeways, garages or carports with less than 750 square feet and shall be constructed of brick veneer or its equal.
- 4. No trailer, basement, tent, shack, garage, barn or Ither outbuilding erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.
- 5. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 6. Easements for the installation and maintenance of utilities, including sewer, and for drainage are reserved for a width of 5 feet along the side and rear lines of each lot, and also as shown on the recorded plat.
- 7. No livestock or other animals, other than domestic pets, shall be kept or maintained on any residential lot.

CAROLINA RENTALS, INC.

Y: 47 7 5 60 60

IN THE PRESENCE OF:

(Continued on next page)