

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO A SUBDIVISION KNOWN AS MONTCLAIRE, SECTION NO. IV, AS SHOWN ON PLATS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 4F, AT PAGES 49

The following restrictions and protective covenants are hereby imposed by the undersigned on all lots in the subdivision known as Montclaire, Section IV, as shown by plats thereof prepared by Carolina Engineering & Surveying Company and recorded in the RMC Office for Greenville County in Plat Book 4F, at Pages 49. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1992, after which time said covenants shall be automatically extended for successive periods of ten (10) 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 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 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 affect any of the other provisions which shall remain in full force and effect.

1. All lots shall be used for residential purposes. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
2. No mobile home, trailer, basement, tent, shack, garage, barn or other outbuilding erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary nature or character be used as a residence.
3. No dwelling shall be erected which contains less than 1,000 square feet on its ground floor, exclusive of porches, carports, attached garages, and breezeways.
4. 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 become an annoyance or nuisance to the neighborhood.
5. Easements for the installation and maintenance of utility and drainage facilities are reserved as shown on the recorded plats.
6. No livestock, or other animals, other than domestic pets, shall be kept or maintained on any lot.
7. All sewer disposal shall be by septic tank meeting the approval of the State Board of Health until such time as other suitable means of sewer disposal shall become available.
8. No dwelling shall be constructed nearer the front or side streets than the building set-back lines as shown on the recorded

(Continued on next page)