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GREENVILLE CO. S.C.

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OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA } RESTRICTIVE AND PROTECTIVE COVENANTS
FOR SUBDIVISION KNOWN AS "WESTWOOD"
COUNTY OF GREENVILLE } SECTION NO. THREE

Builders & Developers, Inc., is the owner of a tract of land situated near the Town of Simpsonville, South Carolina, and said tract is being developed as a subdivision known as WESTWOOD . A plat of Section III of said subdivision is recorded in the RMC Office for Greenville County in Plat Book 4N at page 30 . It is the purpose of this instrument to establish restrictive and protective covenants affecting Section III of Subdivision known as Westwood applying to the lots on said plat above referred to.

ARTICLE I.

These covenants are to be binding on all parties or persons claiming under, by or through them affecting any type of ownership of lots of said subdivision and these restrictive and protective covenants shall run with the land for a period of thirty-five years and shall be automatically extended for successive like periods unless there is an instrument in writing executed by a majority of the then lot owners who, by agreement, may modify, amend or abandon these restrictions. Such owners agreement must be recorded in the RMC Office for Greenville County.

In the event any party or parties or any of them, their heirs or assigns, shall violate any one or more of the covenants, herein contained, it shall be lawful for any person or persons owning any numbered lot or portion of lot shown on the aforesaid plat to prosecute or institute any proceeding at law or inequity to enforce any or all of these covenants.

All lots appearing on the plat above referred to shall be used or occupied as follows and all structures built within said subdivision shall conform to the following:

(A) No business, trade or profession of any kind shall be conducted in any building constructed on any lot or portion thereof in said subdivision.

(B) All of the lots appearing on the plat above referred to shall be used for the following purposes only:

1. Single family dwelling, together with one private garage and one aluminum carport and one utility room. Any such carport and utility room must be finished and painted. Trailers, tents, shacks or garage apartments shall not be used on any lot as a residence, either temporarily or permanently.

2. Temporary buildings erected incidental to construction on any lot must be removed upon completion or abandoment of said construction.

3. No signs or billboards shall be permitted on any lot of said subdivision except such signs or billboards used in connection with the advertising of a lot for sale or such as is used by a contractor or contractors during the period of construction. Such signs as are used shall not exceed sixteen square feet.

4. No person shall be permitted to keep or maintain animals, livestock or poultry of any kind other than house pets and such animals or poultry as may be kept as house pets shall, under no circumstances, be kept for commercial purposes, breeding or otherwise.

5. No noxious or offensive activity of any nature shall be permitted on any lot nor shall anything be done which may be or later become an annoyance or nuisance to the neighborhood.

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