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R. M. C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIVE and PROTECTIVE COVENANTS FOR SUBDIVISION KNOWN AS "FORRESTER WOODS, SECTION I".

Y B H Development Company, Inc., is the owner of a tract of land situated in the Town of Mauldin, South Carolina, and said tract is being developed as a subdivision known as Forrester Woods. A plat of Section #1 of said subdivision is recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 78. It is the purpose of this instrument to establish restrictive and protective convenants affecting Section #1 of subdivision known as Forrester Woods applying to the lots on said plat above referred to.

ARTICLE I.

These convenants 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 convenants 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 convenants 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 in equity to enforce any or all of these convenants.

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) These lots shall be used solely and exclusively for single-family residential dwellings and shall not be used for commercial or business purposes, provided, however, that nothing herein shall be construed to prevent Y B H Development Company, Inc., its successors and assigns, from maintaining temporary field offices and storage on any lot while the subdivision is being developed.

(B) No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot. No building shall be located nearer to any inside lot line than 10 feet. Detached garages and other outbuildings shall not be located nearer than 70 feet to the front lot line nor nearer than 10 feet to any side or new lot line. The Architect Control Committee designated in Article II shall have authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings and as to the side line and setback line requirements.

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