

GREENVILLE COUNTY
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STATE OF SOUTH CAROLINA)
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COUNTY OF GREENVILLE) RESTRICTIVE AND PROTECTIVE COVENANTS FOR
) SUBDIVISION KNOWN AS "FAIRVIEW WOODS"

H & L Enterprises, Inc. is the owner of a tract of land near the City of Simpsonville, South Carolina, and said tract is being developed as a subdivision known as FAIRVIEW WOODS. A plat of said subdivision is recorded in the R. M. C. Office for Greenville County in Plat Book 5D at Pages 82 and 83. It is the purpose of this instrument to establish restrictive and protective covenants affecting said subdivision known as FAIRVIEW WOODS 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 those restrictive and protective covenants shall run with the land for a period of thirty years and shall be automatically extended for successive periods of ten (10) years each, 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 R. M. C. Office for Greenville County. Those restrictive covenants may be amended, changed or altered prior to the expiration of the said thirty-year period, only by a unanimous vote of the then owners of all of said lots. Any such amendment must be recorded in the R. M. C. 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 in equity 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 the said subdivision shall conform to the following:

A. All lots in said subdivision shall be residential lots, to be used exclusively for single-family residential dwellings. No structure shall be erected, altered, placed or permitted to remain on any lot other than the residence, a detached garage or storage building, and horse and cattle stable or barn, that is not first approved by the architectural committee as contemplated herein.

B. No livestock, such as swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any said lots. Likewise, no chickens, ducks, geese or other such fowl shall be permitted to be kept on any of said lots. Cats, dogs, caged birds, ponies and horses may be kept in reasonable numbers as pets for the pleasure of the family residing upon said lot; however, this provision would prohibit and prevent the

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