

GREENVILLE CO. S. C.  
Nov 9 9 58 AM '79  
DONNIE S. TANKERSLEY

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RESTRICTIVE AND PROTECTIVE COVENANTS APPLICABLE  
TO THE PROPERTY OF MELVIN K. YOUNTS, SR. EN-  
TITLED "HERITAGE ESTATES", NEAR FOUNTAIN INN,  
SOUTH CAROLINA, AS SHOWN ON PLAT RECORDED IN  
THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN  
PLAT BOOK 7-C, PAGE 77.

1. The following restrictions and protective covenants are hereby imposed by Melvin K. Younts, Sr. who is the owner of all the lots as shown on plat of Heritage Estates recorded in the R. M. C. Office for Greenville County in Plat Book 7-C at Page 77. These covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 2010, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument adopted by a vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed upon record. These restrictions may be amended, changed, or altered prior to January 1, 2010 only by a unanimous vote of the then owners of all of said lots.

2. If the parties hereto, or any of them, or their heirs and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any such other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of said covenants and either to prevent him or them from so doing, or to recover damages or other dues for such violation.

3. Invalidation of any one of these covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

4. 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 one detached single-family dwelling not to exceed two and one-half stories in height.

5. No livestock, cattle, swine, sheep, goats or other such animals of similar breed shall be permitted to be kept on any of said lots. Likewise, no chickens, ducks, geese or other such fowl shall be permitted to be kept on any of said lots except that fowls may be maintained in a limited number, not to exceed 15, for the purpose of being consumed by the family residing on said lot or to be kept as pets for the pleasure of said family. 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 restriction would prohibit and prevent the raising of dogs, cats, birds, ponies, and horses as a business.

6. No building shall be located, placed, altered or permitted to remain nearer to the front lot lines than shown on said recorded plat, nor nearer to the side or any side line or rear line than 40 feet