

REC'D S.C.
JUL 25 1981
SLEY

1151-939

RESTRICTIONS AND PROTECTIVE COVENANTS APPLICABLE
TO PROPERTY OF SALLY ROCHESTER, JOSEPH BURZINSKI, ET AL;
THOMAS L. ROCHESTER, ET AL AND LULA REEVES.

1. The following protective covenants are hereby imposed, by the undersigned, owners of all lots in an area as shown on plats thereof recorded in the RMC Office for Greenville County, in plat books 555, page 52, 8-H, page 9 and 8-0, page 46. The covenants are to run with the land and shall be binding upon all persons claiming under them until August 1, 1996, at which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument adopted by vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed of record.

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

3. Invalidation of any 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 shall be residential lots; 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 and a private garage for not more than three cars.

5. The heated area of the main structure, exclusive of one story open porches and garages, shall not be less than 1175 square feet.

6. No mobile home or trailer shall at any time be used as a residence, or other purpose, either temporarily or permanently, unless it shall be located more than 100 feet from the line of property and right-of-way described in a deed recorded in the RMC Office for Greenville County in Deed Book 1147, page 375; further that no mobile home or trailer shall be located on property between the site herein described and Ledbetter Road.

Witness our hands and seals this the 16th day of July, 1981.

In the presence of:

H. Joyce McCaule

Nancy M. ...

Thomas L. Rochester

Mary Burzinski

Joseph A. Burzinski

Lula Reeves

Lula Reeves

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