

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

BUILDING RESTRICTIONS APPLICABLE
TO VISTA HILLS
BELONGING TO CENTRAL REALTY CORPORATION

The following building restrictions are hereby imposed by the undersigned who is the owner of all the lots shown on Plat of Vista Hills made by Dalton & Neves, Engineers, May 1946 recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book P, page 39.

These Covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1971, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said Covenants in whole or in part.

It is understood the property shall be subject to the following restrictions which are imposed for the benefit of the undersigned, its successors and assigns, and invalidation of any one of these restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. No building shall be located on any residential building plot nearer to the front line than the building line shown on a map of Vista Hills nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet or more from the front line, shall be located nearer than 5 feet to any side lot line.

2. No trailer, basement, tent, shack, garage, barn, or other building, except a garage apartment on the rear portion of the lot, erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

3. No dwelling shall be erected on lots numbers 1 to 29 inclusive costing less than \$6500.00.

4. No dwelling shall be erected on lots numbers 30 to 76 inclusive costing less than \$4500.00.

5. This property shall not be sold, rented, leased or otherwise disposed of to persons other than of the Caucasian race.

6. This property shall be used for residential purposes only.

7. No obnoxious or offensive trade shall be carried on upon any of the property.

8. This property shall not be re-cut so as to face any direction other than as shown on the recorded plat thereof.

9. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

10. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

The Central Realty Corporation reserves to itself the right to modify or change the above restrictions at any time should it deem a modification or change necessary and particularly reserves the right to lower or raise the amount set forth in Restrictions Nos. 3 and 4 above pertaining to the cost of the dwelling on the lot so sold in case there is a material decrease or increase in the construction cost.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 5th day of June, 1946.

CENTRAL REALTY CORPORATION
BY: WM. R. TIMMONS
PRESIDENT.
BY: EVA McDONALD TIMMONS
SECRETARY.