

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS
APPLICABLE TO "MORNING SIDE"
AS SHOWN ON PLAT MADE BY DALTON & NEVES AND
RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE
COUNTY IN PLAT BOOK "EE", PAGE 2 & 3

The following building restrictions or protective covenants are hereby imposed by the undersigned who are the owners of all lots in Section I of Morningside as shown by plat thereof recorded in the R. M. C. office for Greenville County, S. C., in Plat Book EE, at Pages 2 & 3. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1978, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a majority of the then owners it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person, or persons, owning any real property situate 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. Invalidation of any one of the covenants by judgement or Court Order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

1. No lot shall be used except for residential purposes. No building 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 two cars.

2. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans (including front, side and rear elevations), specifications (including construction materials), and plot plan showing the location of such building has been approved in writing as to conformity and harmony of external design with existing structures in the subdivision and as to location of the buildings with respect to topography and finished grade elevation by a committee composed of L. L. Richbourg, Furman C. Smith and John Fonville, or by a representative designated by a majority of the members of said committee. The undersigned property owners reserve the right to change or increase the membership of said committee at any time. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with such authority. In the event said committee, or its designated representatives, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such buildings or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representatives, shall cease on and after January 1, 1978. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

3. No building shall be located nearer to the front lot lines or nearer to the side street lines than the building lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 ft. to the front line. No building, except a detached garage or other out buildings located 75 ft. or more from the front lot line shall be located nearer than 10 ft. to any side lot line, or nearer than 25 ft. to any rear lot line.