

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

PROTECTIVE COVENANTS APPLICABLE TO  
 SECTION 1 OF "TANGLEWOOD"

WHEREAS, THERE IS SITUATE IN THE COUNTY OF GREENVILLE ON THE NORTHERNLY SIDE OF THE OLD EASLEY BRIDGE ROAD APPROXIMATELY 1,500 FEET IN A WESTERNLY DIRECTION FROM YOWN ROAD, WEST OF THE CITY OF GREENVILLE, A TRACT OF LAND COMPRISING APPROXIMATELY 77 ACRES OWNED AND BEING DEVELOPED INTO BUILDING LOTS BY THE CARTER LAND DEVELOPMENT CORPORATION; AND,

WHEREAS, IT IS THE DESIRE AND INTENT OF THE DEVELOPERS OF SAID PROPERTY, SECTION 1 OF WHICH IS SHOWN BY PLAT HEREINAFTER REFERRED TO, THAT SAID PROPERTY BE SUBDIVIDED AND SOLD BY SECTIONS; AND,

WHEREAS, IT IS THE DESIRE AND INTENT OF THE DEVELOPERS OF SAID PROPERTY, THAT THE ENTIRE PROPERTY AND EACH SECTION THEREOF BE RESTRICTED AS TO USE, LOCATION AND CHARACTER OF BUILDINGS THEREON, AND AS TO ALL OTHER THINGS NECESSARY TO CREATE AND MAINTAIN A COMPREHENSIVE SCHEME OF DESIRABLE HOME SITES AND RECREATIONAL AREAS; AND TO CREATE AND MAINTAIN A RESIDENTIAL AREA THAT WILL (A) BE FREE OF OBNOXIOUS USES AND OVERCROWDING OF LAND, (B) HAVE ADEQUATE OPEN SPACES AND YARDS, (C) HAVE HOMES OR DWELLINGS AND BUILDINGS ACCESSORY THERETO OF COMPATIBLE ARCHITECTURE, QUALITY AND CHARACTER, (D) BE OF ESTHETICAL QUALITY, (E) HAVE PERMANENT MUTUAL PROTECTION OF VALUES AND AMENITIES, AND (F) WILL HAVE PROVISIONS FOR COOPERATIVE CARE AND USE OF RECREATIONAL AREAS;

NOW, THEREFORE, TO ACHIEVE THESE ENDS, THE FOLLOWING CONDITIONS AND COVENANTS ARE HEREBY IMPOSED UPON THE PROPERTY AS SHOWN ON SECTION 1 OF "TANGLEWOOD" ON THE PLAT PREPARED BY LAUREN W. SINGLETON, ENGINEER, APRIL 1954, SAID PLAT RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 79 AT PAGE 174:

ARTICLE 1 - DEFINITIONS: FOR THE PURPOSE OF THESE COVENANTS THE FOLLOWING TERMS AND WORDS ARE HEREBY DEFINED. WORDS IN THE PRESENT TENSE SHALL INCLUDE FUTURE. SINGULAR NUMBERS SHALL INCLUDE THE PLURAL AND THE PLURAL THE SINGULAR. THE WORD "BUILDING" SHALL INCLUDE THE WORD "STRUCTURE" AND THE WORD "SHALL" IS MANDATORY AND NOT DIRECTORY.

- A. ACCESSORY BUILDING. - SHALL MEAN A SUBORDINATE BUILDING OF THE MAIN BUILDING, THE USE OF WHICH IS INCIDENTAL TO THAT OF THE DOMINATE USE OF THE MAIN BUILDING ON THE PREMISES.
- B. ASSOCIATION. - ANY NONPROFIT CORPORATION ESTABLISHED UNDER SECTION 12-751 OF THE 1952 CODE OF LAWS OF SOUTH CAROLINA, OF WHICH EACH OWNER OF LAND WITHIN SAID SUBDIVISION SHALL BE A MEMBER FOR THE PURPOSE OF ENFORCING RESTRICTIONS, THE HOLDING OF AND PAYMENT OF TAXES AND ASSESSMENTS ON ALL PROPERTY HELD BY THE ASSOCIATION FOR THE GENERAL USE OF THE OWNERS OF PROPERTY IN SAID SUBDIVISION, AND SUCH OTHER POWERS AS ARE CONFERRED BY LAW FOR THE PURPOSES OF FOSTERING AND PROMOTING THE INTERESTS OF THE PROPERTY OWNERS OF "TANGLEWOOD" AND BY JOINT COMMUNITY ACTION TO MAINTAIN, IMPROVE, AND PROTECT SAID SUBDIVISION AS A DESIRABLE RESIDENTIAL NEIGHBORHOOD, TO PROVIDE COMMUNITY SERVICES AND RECREATIONAL FACILITIES WHERE NEEDED, TO PROMOTE COMMUNITY SPIRIT, AND TO INSURE THE DEVELOPMENT OF SAID SUBDIVISION AS A DESIRABLE NEIGHBORHOOD OF HOMES.
- C. BUILDING. - ANY STRUCTURE FOR THE SUPPORT, ENCLOSURE, SHELTER OR PROTECTION OF PERSONS, ANIMALS, CHATTLES OR PROPERTY.
- D. BUILDING, HEIGHT OF. - THE VERTICAL DISTANCE FROM THE GRADE TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF OR TO THE DECK LINE OF A MANSARD ROOF OR TO THE AVERAGE HEIGHT OF THE HIGHEST GABLE OF A PITCH OR HIP ROOF.
- E. DWELLING. - ANY BUILDING OR PORTION THEREOF WHICH IS DESIGNED OR USED FOR RESIDENTIAL PURPOSES.
- F. DWELLINGS, SINGLE FAMILY. - A BUILDING DESIGNED AND USED FOR OCCUPANCY BY ONE FAMILY.

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