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GREENVILLE CO. S. C.

PROTECTIVE COVENANTS

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CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS AFFECTING PROPERTY
OF THE BLUE MOUNTAIN DEVELOPMENT COMPANY.

This Declaration, made this 27th day of April, 1955,
by the Blue Mountain Development Company, hereinafter called the Declarant,

W I T N E S S E T H

WHEREAS, Declarant, is the owner of the real property described in Clause I of this Declaration; and is desirous of subjecting the real property described in said clause I to the Restrictions, Covenants, Reservations, Easements, Liens and Charges hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall insure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof;

NOW THEREFORE, The Blue Mountain Development Company hereby declares that the real property described in and referred to in Clause I hereof is, and shall be, held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations, easements, liens, and charges hereinafter set forth.

Definition of Terms

Building site--shall mean any lot, or portion thereof, or any two or more contiguous lots, or a parcel of land of record and in a single ownership and upon which a dwelling may be erected in conformance with the requirements of these covenants.

Company--shall mean the Blue Mountain Development Company.

CLAUSE I.

Property Subject to this Declaration

The real property which is, and shall be, held and shall be conveyed, transferred and sold subject to the conditions, restrictions, covenants, reservations, easements, liens and charges with respect to the various portions thereof set forth in the various clauses and subdivisions of this declaration is located in the County of Greenville, State of South Carolina, and is shown on the plat of Blue Mountain Park prepared by James M. Beeson, Engineer, Dated March 16, 1955 and being on record in the R. M. C. Office for Greenville County in Plat Book 28, page 121.

No property other than that described above shall be deemed subject to this declaration, unless and until specifically made subject thereto.

The Declarant, may from time to time subject additional real property to the conditions, reservations, covenants, restrictions, liens, and charges herein set forth by appropriate reference thereto.

CLAUSE II

General Purpose of Conditions

The real property described in Clause I hereof is subjected to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practical, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable material; to obtain harmonious