

RECORDED  
GREENVILLE CO. S.C.  
1973 12 22 11 150

STATE OF SOUTH CAROLINA )  
 ) BUILDING RESTRICTIONS AND PROTECTIVE  
 ) COVENANTS APPLICABLE TO A SUBDIVISION  
 ) KNOWN AS BLUE RIDGE HEIGHTS DEVELOPMENT,  
 COUNTY OF GREENVILLE ) ACCORDING TO A PLAT THEREOF RECORDED IN  
 ) THE R.M.C. OFFICE FOR GREENVILLE COUNTY  
 ) IN PLAT BOOK EE, AT PAGE 143.

The following building restrictions and protective covenants are hereby imposed by the undersigned who are the owners of all lots in a subdivision known as Blue Ridge Heights Development, according to a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book EE, at Page 143. These covenants are to run with the land and shall be binding on all persons claiming under them until December 1, 1980, 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 undersigned, or their heirs or assigns, or anyone claiming under them 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 judgment or Court Order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

1. All lots in the subdivision shall be used for residential purposes only and no building shall be erected, altered, or permitted to remain on any lot other than one detached single-family dwellings 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 lot in this subdivision containing less than 1000 square feet in the main structure; however, porches and breeze-ways may be counted therein at one half of their size. No residence shall be nearer than 10 feet to any property line.

3. No lot shall be recut so as to contain an area less than it now has unless such recutting is done for the purpose of enlarging the size of the adjacent lots.

4. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be, or become an annoyance or nuisance to the neighborhood.

5. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

6. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewerage disposal becomes available.

7. No chickens or any other type fowl, and no livestock shall be kept, housed or allowed on any lot in this subdivision.

8. The right is reserved to lay or place or authorize the laying and placing of sewer, gas, and water pipes, telephone, telegraph, and electric light poles on any of the streets shown on said recorded plat without compensation or consent of any lot owner.

For Release See Deed Book 683 Page 464

For Release of Restrictions, See Deed Book 483, Page 464 #9161, Rec. 10/9/61