

STATE OF SOUTH CAROLINA ) BUILDING RESTRICTIONS APPLICABLE  
: TO CERTAIN LOTS OF COLEMAN  
COUNTY OF GREENVILLE ) HEIGHTS SUBDIVISION, TRAVELERS  
REST, SOUTH CAROLINA

GREENVILLE CO. S. C.  
JUN 27 4 02 PM 1956  
OLLIE FARNSWORTH  
R. M. C.

I, the undersigned, Stanley I. Coleman, being the owner of the following described lots hereby agree that the covenants and restrictions hereinafter set forth shall apply to said property and shall be binding on the undersigned and all persons claiming under him until June 1, 1976, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of a majority of then then owners of the lots, it is agreed to change said covenants in whole or in part.

If the undersigned, or his heirs and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for another person or persons owning any of the lots hereinafter mentioned to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate 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 these covenants by judgment or Court order in no wise shall affect any of the other provisions which shall remain in full force and effect.

The covenants hereinafter set forth shall apply to lots 100, 101, 102, 103, 106, 107, 108, 109, 112, 113, 114, 115, and lots 120 through 144 of Coleman Heights subdivision as shown on a revised plat thereof prepared by Perry T. Hill, registered engineer, dated May 24, 1956 and recorded in the R. M. C. Office for Greenville County in Plat Book KK at page 29.

1. All of the above described lots shall be known and designated as residential lots and the said property shall be used for residential purposes only.

2. No dwelling shall be permitted on any lot at a cost of less than \$9500.00, based upon cost levels prevailing under date these covenants are recorded, it being the purpose and intention of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein by the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 950 square feet for a one-story dwelling nor less than 850 square feet for a dwelling of more than one story.

3. No building shall be located on any lot nearer than 50 feet from the front lot line shown on the recorded plat. No building except detached garage or other out building located 75 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line.

4. No trailer, basement, tent, shack, garage, barn or other out building erected on the tract shall be used at any time as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

BH. 1408 pg 812 Amendment to Building Restrictions Applicable to Certain Lots of  
July 15, 1990 Coleman Ints