

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE
 TO LOTS # 1 THRU 6 AND LOTS # 13
 THRU 30 OF PROPERTY OF ROCKWOOD
 ENTERPRISES, INC.

I. THE PROTECTIVE COVENANTS HEREINAFTER set forth shall pertain to Lots # 1 thru 6 and Lots # 13 thru 30 in that certain tract of land near the City of Greenville, Butler Township, Greenville County, State of South Carolina, being shown on a plat of Rockwood Enterprises, Inc., recorded in the R.M.C. Office for Greenville County in Plat Book "MM" at page 45.

II. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No structure of a temporary character, trailer, basement, tent, shack, garage, garage apartment, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

III. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications, and a plot plan showing the location of the structure, have been approved by the architectural control committee, composed of Roy A. Tremblay and J. Mack Woods, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

IV. DWELLING DESIGN AND SIZE. No dwelling shall be permitted on Lots # 14 thru 23 of which the ground floor of the main structure, exclusive of open porches and garages, shall contain less than 800 square feet. No dwelling shall be permitted on Lots # 1 thru 6, lot # 13 and lots # 24 thru 30 of which the ground floor of the main structure, exclusive of open porches and garages, shall contain less than 900 square feet. It being the intention and purpose of this covenant to assure that all dwellings will be of a design and size which will add beauty, quality and harmony to the sub-division.

V. BUILDING LOCATION. No dwelling shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. No dwelling shall be located nearer than ten per cent of the width of the lot to any side lot line. No accessory building, such as a private garage, shall be located nearer than 5 feet to any lot line. No residential building shall be located nearer than 30 feet of the rear lot line.

VI. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having an area of less than 20,000 square feet, and a width of less than 100 feet on the front.

VII. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

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

IX. LIVESTOCK. No hogs shall be kept or raised on any lot or tract in the sub-division, either temporarily or permanently.

X. SEWERAGE. All sewerage disposal shall be by septic tank approved by the State Board of Health and the County Health Officer, or city sewerage line when available.

XI. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed

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