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BOOK 650 PAGE 213

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CANTERBURY HILLS RESTRICTIONS

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
) BUILDING RESTRICTIONS OR PROTECTIVE  
) COVENANTS APPLICABLE TO PROPERTY  
) DEVELOPED BY ALFRED C. MANN, JR. AS  
) SHOWN ON A PLAT PREPARED BY J. MAC  
) RICHARDSON, DATED APRIL 20, 1960,  
) ENTITLED UNIT NO. ONE, CANTERBURY HILLS,  
) NEAR GREENVILLE, S. C. RECORDED IN THE  
) R. M. C. OFFICE FOR GREENVILLE COUNTY,  
) SOUTH CAROLINA IN PLAT BOOK "MM"  
) AT PAGE 1150

1. PREAMBLE. These covenants are to run with the land and shall be binding on all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change or abrogating said covenants in whole or in part.

If the parties hereto, or their Successors, Heirs, or Assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person owning any real property situated in said sector of the 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 these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

1. LAND USE AND BUILDING TYPE. All of the lots in this tract shall be known as residential lots.

No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars. No detached garage or other out buildings clearly incidental to residential use shall be erected more than one story in height.

2. ARCHITECTURAL CONTROL. Preliminary plans must be submitted for approval to the Architectural Control Committee on any proposed building to be erected on any lot in this subdivision. No building or other structure shall be commenced, erected, placed, altered or maintained until the final building plans, specifications and plot plan showing the nature, kind, shape, height, materials, floor plans, location of such building and approximate cost of such structure shall have been submitted to and approved by the Architectural Control Committee and a copy thereof, as finally approved, lodged permanently with said committee. The committee shall have the right to refuse to approve any such building plans, specifications and grading plan, which are not suitable or desirable, in its opinion, for aesthetic or other reasons, and in so passing upon such plans, specifications and grading plans, it shall have the right to take into consideration the suitability of the proposed building or other structure as to conformity and harmony of external design with existing structures in the subdivision and of the materials of which it is to be built and as to location of the building with respect to topography and finished ground elevation. All subsequent additions to or changes or alterations in any building, fence, wall or other structure shall be subject to the prior approval of the Architectural Control Committee.

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