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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

) Building Restrictions or Protective
) Covenants applicable to Property of
Ruth H. Lynch as shown on plat made
by Piedmont Engineering Service and
recorded in the R.M.C. Office for
Greenville County, S. C. in Plat Book
XX, at page 71.

The following building restrictions or protective covenants are here-
by imposed by the undersigned who is the owner of all lots as shown on plat
entitled, "Property of Ruth H. Lynch", as shown by plat thereof recorded in
the R.M.C. Office for Greenville County, S. C. in Plat Book XX, page 71.
These covenants are to run with the land and shall be binding on all persons
claiming under them until September 20, 1982, 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 parties hereto, or any of them, or their heirs or assigns, 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. No lot shall be used except for residential purposes. No building
shall be altered, placed or permitted to remain on any lot other than one
detached single family dwelling not to exceed two and one-half (2½) stories
in height, exclusive of basements, with a floor area of not less than twenty-
three hundred (2300) square feet, exclusive of porches and garages.

2. No building shall be erected, placed, or altered on any building
plot in this subdivision until the building plans (including front, side and
rear elevations), specifications (including construction materials), and plot
plan showing the location of such building has been approved in writing as to
conformity and harmony of external design with existing structures in the sub-
division, and as to location of the building with respect to topography and
finished grade elevation by a committee composed of Leon Campbell, Glynn A.
Lindsey, and Ruth H. Lynch or W. A. Lynch or by a representative designated
by a majority of the members of said committee. In the event of death or
resignation of any member of said committee, the remaining member or members
shall have full authority to approve or disapprove such design and location,
or to designate a representative with such authority. In the event said
committee, or its designated representative, fails to approve or disapprove
such design and location within thirty (30) days after said plans and spe-
cifications have been submitted to it, or in any event, if no suit to enjoin
the erection of such buildings or the making of such alterations has been
commenced prior to the completion thereof, such approval will not be required
and this covenant will be deemed to have been fully complied with. Neither
the members of such committee, nor its designated representative, shall be
entitled to any compensation for service performed pursuant to this covenant.
The powers and duties of such committee, or its designated representative,
shall cease on and after September 20, 1982. Thereafter the approval described
in this covenant shall not be required unless, prior to said date and effective
thereon a written instrument shall be executed by the then record owners of a
majority of the lots in this subdivision, and duly recorded, appointing a
representative, or representatives, who shall thereafter exercise the same
powers previously exercised by said committee.

(Continued on Next Page)

For Modification of Restrictions See Plat Book 750 Page 154