

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 RESTRICTIVE AND PROTECTIVE COVENANTS
 APPLICABLE TO HOLLY-WOOD HEIGHTS,
 MARIETTA, SOUTH CAROLINA, PLAT OF
 SAME BEING RECORDED IN THE R.M.C.
 OFFICE FOR GREENVILLE COUNTY IN
 PLAT BOOK XX, PAGE 153.

1. The following restrictive and protective covenants are hereby imposed by the undersigned, owners of all lots in said subdivision entitled Holly-Wood Heights, Marietta, S. C., as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book XX, page 153. These covenants are to run with the land and shall be binding upon all persons claiming under them until August 31, 1983, at which time said covenants shall be automatically extended for successive periods of ten years unless, an instrument adopted by vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed of record.
2. If the parties hereto or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated 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 or and either to prevent him or them from so doing or to recover damages or other dues for such violations.
3. Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. All lots shall be residential lots; no structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling, not to exceed two and one-half stories in height and a private garage for not more than three cars.
5. The ground floor area of the main structure, exclusive of one-story open porches and garages in the case of a one story structure, shall be not less than 1,000 square feet; in the case of a structure greater than one story, the ground floor shall not be less than 850 square feet.
6. No outbuildings shall be constructed on said lot which shall not pertain directly or be incidental to the dwelling.
7. No building shall be constructed nearer to the front line or street line than 30 feet; this restriction pertaining to the main body of the house only, and not affecting steps, bay windows and other such items. No building shall be constructed nearer to the side lot line than the distance represented by ten per cent of the lot frontage on which said building is to be located. No detached garage shall be located nearer the front lot line than that of the main body of the house line.
8. No livestock, cattle, swine, sheep goats or other such animals of a similiar breed shall be kept on any lots. Likewise, no chickens, ducks, geese or other such fowls shall be permitted or kept on said lots. This restriction shall not apply to domestic pets.
9. Easements for utility installation and maintenance are reserved over and across the rear 5 feet of all said lots.

(CONTINUED ON NEXT PAGE)