STATE OF SOUTH CAROLINAE ) PROTECTIVE COVENANTS APPLICABLE
A.M.O.TO HYDE PARK, PLAT OF WHICH IS
RECORDED IN THE RMC OFFICE FOR
GREENVILLE COUNTY IN PLAT BOOK
COUNTY OF GREENVILLE ) YY, PAGE 141.

WHEREAS, the lots as shown on a plat of Hyde Park, recorded in the RMC Office for Greenville County in Plat Book YY, Page 141 have no deed restrictions and it is the desire of the owners to adequately protect the property for themselves and all future owners.

NOW, THEREFORE, in consideration of the mutual advantages to the present owners and all future grantees, which will accrue to said parties, it is hereby covenanted and agreed that all of said lots as shown on said plat shall be subject to the following restrictions or protective covenants:

- These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years from date.
- 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 institute any proceeding 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 for such violation.
- Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- 4. All the lots affected by these restrictions shall be known and described as residential lots; provided, however, it is understood that lots 9 & 10 may be recut and used for the purpose of extending Catlin Circle into adjoining property. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than two cars. Provided, however, that any lots may be used for the construction of a building for educational or religious purposes, provided such lots are first approved for such use by the Committee provided for under Paragraph 6 of these restrictions.
- 5. No livestock, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any residential plot. Likewise no chickens, ducks, geese, or other such fowls shall be permitted or kept on any residential plot except that fowls may be maintained in a limited number not in excess of three, for the purpose of being consumed by the family residing on such residential plot.
- 6. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and furnished ground elevation by a committee composed of John F. Chandler and C. E. Robinson, Jr. or by a representative designated

(CONTINUED ON NEXT MAGE)