

PROTECTIVE COVENANTS APPLICABLE TO STAUNTON HEIGHTS
NEAR GREENVILLE, SOUTH CAROLINA

APR 17 11 21 AM 1964

CLERK OF COURTS
GREENVILLE, S.C.

These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them until, January 1, 1991, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots 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, it shall be lawful for any other person or persons owning any real property situated in said development or sub-division to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A. All numbered lots in the tract shall be known and described as residential lots.

B. Dwellings erected on any lot in the subdivision shall contain at least eleven hundred (1,100) square feet calculated on the outside measurement of the main body of the house, shall have either a carport or a full basement (neither carport nor basement shall be included in the minimum square footage required above) and shall be brick veneer with the exception of trim or storage room.

C. No building shall be located nearer to the front lot line than the building set back line shown on the recorded plat.

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

E. No trailer, tent, shack, barn or other outbuilding except a garage, shall be erected in the tract nor shall at any time a basement or garage be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

F. A five foot easement is reserved along all rear lot lines for drainage

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