

FEB 1 9 29 AM 1995

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS APPLICABLE TO TAR ACRES, AS SHOWN ON PLAT MADE BY WEBB SURVEYING AND MAPPING CO., AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C., IN PLAT BOOK HHH AT PAGE 173.

The following building restrictions or protective covenants are hereby imposed by the undersigned, who is the owner of all lots in Tar Acres, as shown by plat thereof recorded in the RMC Office for Greenville County, S.C., in Plat Book HHH at page 173. These covenants are to run with the land and shall be binding on all persons claiming under them until April 1, 1990, 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 covenants, 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 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. This property shall be used only for single family residences, however, any lots may be used for the construction of a building for educational or religious purposes when authorized by the committee hereinafter referred to. Any portion of a lot may be used for street purposes.

2. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans

(Continued on next page)