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GREENVILLE CO. S. C.

BOOK 775 PAGE 6

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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OLLIE FARNSWORTH  
R.M.C.

PROTECTIVE COVENANTS  
APPLICABLE  
TO SPRING VALLEY

The undersigned, being the owners of all lots in Spring Valley, being all that plan of lots as shown on plat recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book XX, at Page 157, do hereby agree that the restrictions and covenants hereinafter set forth shall be binding on all parties and all persons claiming Spring Valley property until January 1, 1983, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a 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 in Spring Valley 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 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.

Spring Valley is conceived as a parklike wooded community, with every attempt to preserve the beauty God gave it. The houses are to be in traditional and colonial architecture, the aim being a diversified, picturesque subdivision in a parklike setting. The aim is for neatness, orderliness and for a home and family loving community. Residents agree to care for and encourage the natural beauty that exists and to help the community to increase in natural beauty.

1. Pets, such as dogs and cats, must be kept under control. Continued barking, day or night, night fighting and disturbing neighbors shall result in removal of the nuisance from the community.

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