

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) Protective Covenants Applicable to
) Sunset View

WHEREAS, There is situate in the County of Greenville a subdivision known as Sunset View, and

WHEREAS, It is the desire of Lawson Hall, Developer of a subdivision known as Sunset View, the same as is shown upon a plat which is to be recorded, said plat prepared by Jones Engineers, November 8, 1965, to restrict the use of the lots in the subdivision to further impose certain restrictions, covenants, reservations, and easements.

NOW THEREFORE, the following covenants and conditions are imposed upon this property:

ARTICLE I. Effect of Covenants and Enforcement. The real property as shown upon the plat, reference to which has heretofore been made, shall be held, used, conveyed, transferred, and sold subject to the restrictions, covenants, reservations, and easements herein set forth. These covenants and conditions shall be binding on all parties and all persons claiming under them, and are to run with the land for a period of thirty-five (35) years from their effective date, and they shall be automatically extended for successive periods of twenty (20) years unless there is executed an agreement signed by the majority of the owners of the lots, within all the sections or additions, then developed, of the subdivision "Sunset View," and duly recorded agreeing to: modify, add to, delete, or completely abandon these restrictions.

If any of the parties hereto, or any of them, or their heirs, or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any portions of the real property shown on the plat to which reference has heretofore been made or owning any portions of the real property that lies within any other addition or section of the subdivision, "Sunset View," to prosecute any proceeding at law or in equity under these covenants.

ARTICLE II. Restrictions and Covenants. No land shall be used or occupied and no structure built within said subdivision except in conformance with the following:

A. Prohibited and Permitted Uses.

1. No professional office, business, trade or commercial activity of any kind shall be conducted in any building or on any portion of any lot, block, or building site in said subdivision.

2. No lot shall be used except for the following. No building shall be erected, altered, placed or permitted to remain on any lot other than the following:

- (a) One Single Family dwelling.
- (b) Accessory buildings, including one private garage. Garage apartments are specifically prohibited.
- (c) Temporary buildings for uses incidental to construction work, which building shall be removed upon completion or abandonment of the construction work.
- (d) No trailer shall be occupied upon any lot for sleeping or dwelling purposes. No signs or bulletin boards shall be permitted on any lot except when used in connection with the sale of said lot or when used by contractors during the period of construction of a building upon a lot. No animals, livestock, or poultry of any kind, other than house pets, shall be kept or maintained on any part of said property. This shall not be construed so as to permit any animals, livestock, or poultry, even though house pets, that are kept to be bred, or maintained for any commercial purpose. No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become any annoyance or nuisance to the neighborhood. No party shall cause or do by either omission or commission anything that hinders or destroys the usefulness of, or function of any spring, branch, drainage easement, or recreational area.

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