

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
CLERK OF COURTS )  
GREENVILLE, S.C. )  
OCT 18 3 50 PM 1986 )  
PROTECTIVE COVENANTS APPLICABLE TO A  
SUBDIVISION KNOWN AS STAUNTON COURT  
AS SHOWN ON PLAT RECORDED IN THE  
R.M.C. OFFICE FOR GREENVILLE COUNTY  
IN PLAT BOOK PPP AT PAGE 41.

The following restrictions and protective covenants are hereby  
imposed by the undersigned upon all lots in the subdivision known as Staunton  
Court as shown by plat thereof prepared by Piedmont Engineers and Architects  
and recorded in the R.M.C. Office for Greenville County in Plat Book PPP  
at Page 41. These covenants are to run with the land and shall be binding  
on all parties and all persons claiming under them until January 1, 1986,  
after which time said covenants shall be automatically extended for successive  
periods of ten years unless, by a vote of the then owners of a majority of said  
lots, it is agreed to change said covenants in whole or in part.

If the subdivider or the owners of any of said lots shall violate any  
of the covenants herein, it shall be lawful for any person or persons owning any  
of said lots to prosecute any proceedings at law or in equity against the person  
or persons violating or attempting to violate any such covenants or restrictions  
and either prevent him or them from doing so or to recover any actual damages  
suffered by reason of such violations. Invalidations of any one of these covenants  
by judgment, Court Order or otherwise, shall not in any way affect any of the other  
provisions which shall remain in full force and effect.

1. All lots in said tract shall be known and described as residential  
lots. 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 and one-half stories in height and a private garage for not more  
than two cars; provided, that one dwelling may be erected upon adjacent lots not  
exceeding three in number.

2. No building shall be located on any lot nearer to any front street  
than 25 feet or nearer to any side street than 15 feet as shown on the recorded  
plat and in no event shall any building be nearer to any side lot line than 8  
feet, except that a detached garage or other accessory building which is located  
on the rear one-fourth of the lot may be erected 5 feet from a side or rear lot  
line. No dwelling shall be located on any lot nearer than 25 feet to the rear  
lot line.

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