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STATE OF SOUTH CAROLINA : RESTRICTIVE AND PROTECTIVE COVENANTS
 COUNTY OF GREENVILLE : FOR HARBIN HEIGHTS

The restrictions and protective covenants hereinafter set forth shall apply to Lots Nos. 1 through 47, inclusive, of a subdivision known as "Harbin Heights", property of Mrs. Eddie Hughes Harbin, according to survey and plat by John A. Simmons, Registered Surveyor, dated May 28, 1964, to be recorded herewith. These covenants are to run with the land and shall be binding on all parties and all persons owning the same until December 31, 1984, at which time the said covenants shall be automatically extended for successive periods of ten years each, 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 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 within this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either prevent him or them from so doing or to recover damages for such violation.

Invalidation of any one of these covenants by judgment or Court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

1. All of the numbered lots in this subdivision shall be residential lots only, and no building or structure shall be placed on any lot other than one detached single family dwelling, together with private garage or other outbuildings incidental to the residential use of the lot; and there shall be no trailer, basement, tent, shack, garage or other outbuilding used on any lot as a residence, either temporarily or permanently.

2. Not more than one dwelling house shall be placed on any one lot, and not nearer than 50 feet to the street on which the same faces nor nearer than 20 feet to any side street as indicated on said plat, and no lot or group of lots may be altered or divided leaving a width of less than 100 feet for frontage, and no building may be erected nearer than $7\frac{1}{2}$ feet to any lot line. Provided, no person shall be prevented from constructing a dwelling on a combination of more than one lot. No lot herein shall be altered or changed by the opening or entrance thereon of any road or street.

3. No dwelling shall be erected on any lot with less than 1400 square feet of ground floor area, exclusive of open porches and garages. The requirements in this instrument shall not apply to the buildings on Lots Nos. 1 and 2, the homeplace of the owner.

4. Before any building may be constructed, erected or altered on any lot in this subdivision, sketches, preliminary plans and specifications shall be submitted to a building committee for this development, who shall approve, disapprove, or make recommendations with respect to the proposed building, which shall be required to harmonize with the existing structures or those approved and to be constructed, in order that said buildings shall not devalue the surrounding property. The building committee shall consist of Mrs. Eddie H. Harbin, Billy D. Harbin and Arthur H. Harbin, or by representatives designated by them as members of the committee. In the event of death or resignation of any member of said committee the remaining ones shall have full authority to approve or disapprove the proposed plans and specifications within thirty days from the

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