

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.  
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CLLIE FARNSWORTH  
R.M.C.

BOOK 825 PAGE 561

PROTECTIVE COVENANTS APPLICABLE  
TO A SUBDIVISION KNOWN AS COLONIAL  
HILLS, SECTION NO. 5, AS SHOWN  
ON A PLAT RECORDED IN THE R.M.C.  
OFFICE FOR GREENVILLE COUNTY IN  
PLAT BOOK QQQ, AT PAGE 21.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Colonial Hills, Section No. 5, as shown by a plat thereof prepared by Piedmont Engineers & Architects and recorded in the R.M.C. Office for Greenville County in Plat Book QQQ, at Page 21. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1992, 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 owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning 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. Invalidation of any one of these covenants by judgement, 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 shall be used for residential purposes. 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.

2. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary nature or character be used as a residence.

3. No dwelling shall be erected which contains less than 1,100 square feet on its ground floor, exclusive of porches, carports, attached garages, and breezeways.

4. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may become any annoyance or nuisance to the neighborhood.

5. Easements for the installation and maintenance of utility and drainage facilities are reserved along the side and rear lines of each lot.

6. No livestock, or other animals, other than domestic pets, shall be kept or maintained on any lot.

7. No building shall be located on any lot nearer to any front or side street line than the minimum building set back lines as shown on the recorded plats 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.

8. No residence shall be erected on any building plot which has a width of less than 75 feet at the front building set back line and no residence shall be erected on any building plot which has an area of less than 12,000 square feet.

9. All sewer disposal shall be by septic tank meeting the approval of the State Board of Health until such time as other suitable means of sewer disposal shall become available.

(Continued on Next Page)