

FILED  
GREENVILLE CO. S.C.OCT 5 3 30 AM 1957  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROTECTIVE COVENANTS

"FAIRWAY WOODS"

OLLIE F. ...  
R.M.C.

The following protective covenants are applicable to "Fairway Woods", being all that piece, parcel or lot of land in the State and County aforesaid, being shown and designated on a plat of property entitled "Fairway Woods", property of W. Moffett Kendrick, Robert R. Christie, Jr. and James H. Robinson, dated June, 1967 by Dalton & Neves, Engineers, recorded in the R. M. C. Office for Greenville County in Plat Book 000, page 143.

The undersigned, being the owners of "Fairway Woods," as herein designated, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on the parties hereto, their heirs and assigns and all persons claiming under them until January 1, 1987, at which time the covenants shall be automatically extended for successive periods of ten (10) years, unless and until a majority of the then owners of said lots, by vote, shall change the covenants and restrictions in whole or in part.

If the parties hereto, or any of them, or their heirs and assigns shall violate or attempt to violate any of the covenants contained herein, it shall be lawful for any person or persons owning any real property designated in the subdivision "Fairway Woods" to prosecute any proceeding in law or in equity against any person or persons violating or attempting to violate any covenant contained herein for dues or damages for such violation.

Invalidation of any one or more of these covenants by judgment or court order shall not affect any other covenant or restriction which shall remain in full force or effect.

1. No building shall be located on any residential building lot nearer than the building setback line as shown on said plat.
2. No lot shall be subdivided within its bounds as shown on said recorded plat.
3. No building may be placed, erected or altered on any lot in said subdivision unless and until the plans and specifications shall be approved by a committee of property owners, now composed of W. Moffett Kendrick, James H. Robinson and Robert R. Christie, Jr. or their successors.
4. No residence shall be erected on any lot of more than one story which shall contain less than 1500 square feet, exclusive of open porches and garages, in the main floor level. Only a full daylight basement shall be considered in computation. Any single level residence shall not contain less than 1800 square feet, exclusive of open porches and garages.
5. Easement shall be reserved as designated on said plat.

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