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OLLIE FARNSWORTH
R.M.C.

BOOK 831 PAGE 5

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
PROTECTIVE COVENANTS APPLICABLE TO
A SUBDIVISION KNOWN AS CHICK SPRINGS,
SECTION NO. 2, AS SHOWN ON PLAT RE-
CORDED IN THE R.M.C. OFFICE FOR
GREENVILLE COUNTY IN PLAT BOOK PPP,
AT PAGE 75.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Chick Springs, Section No. 2, as shown by plat thereof prepared by Piedmont Engineers & Architects, and recorded in the R.M.C. Office for Greenville County in Plat Book PPP, at Page 75. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1987, 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. Invalidation 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, 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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