

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO RICHWOOD, GREENVILLE, SOUTH CAROLINA ON PLAT MADE BY C. O. RIDDLE, REGISTERED LAND SURVEYOR DATED JANUARY, 1968 AND BEING THE PROPERTY OF JEFF R. RICHARDSON, JR. RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK XXX, PAGE 73.

The undersigned being the owner of all lots in Richwood, being all that piece, parcel and lot of land as shown on Plat recorded in the RMC Office for Greenville County, S.C. in Plat Book XXX, Page 73, does hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by 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 party hereto, or his heirs or assigns or anyone claiming by, through, or under him, 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 in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating to attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. This property shall be used solely and exclusively for single family residences.

2. No commercial and/or business activity of any nature or kind shall be located on or permitted in this subdivision.

3. No lot in said subdivision shall be recut so as to face in any direction other than as shown on the recorded plat.

4. No building shall be located on any of the said residential building lots nearer than the building set back line as shown on the recorded plat of Richwood Subdivision and no dwelling shall be constructed on any lot nearer than five (5) feet to any side lot line.

5. Any residence constructed on any of the said lots in said subdivision shall contain a ground floor area of not less than 1500 square feet, exclusive of open porches and garages. No concrete blocks shall be visible from the exterior of any residence constructed in said subdivision and no asbestos siding shall be visible from the exterior of any residence constructed in said subdivision.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract or any lots therein shall at any time be used as a residence either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7. No live stock, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any residential plot in the said subdivision. Likewise, no chickens, ducks, geese or other

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