

OCT 15 12 09 PM 1989

BOOK 854 PAGE 149

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS FOR WEEHAWKEN
HILL AS SHOWN ON PLAT RECORDED IN
THE RMC OFFICE FOR GREENVILLE COUNTY,
S. C., IN PLAT BOOK WWW PAGE 34

The undersigned, being the owners of all the lots contained in a subdivision known as Weehawken Hill, being numbered 1-33, inclusive, as will more fully appear by a plat thereof, recorded in Plat Book WWW Page 34, do hereby impose and agree that the covenants and restrictions hereinafter set forth, upon each of said lots, which restrictions shall be binding on all parties hereto and on all persons claiming under them until October 1st, 1988, at which time said covenants shall be automatically extended for successive periods of ten years, unless a vote of the majority of the then owners of the said lots, shall agree in writing, to change said covenants in whole or in part, which agreement shall be caused to be recorded in the records of the RMC Office for Greenville, South Carolina, before being fully effected.

If the undersigned, or their successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situate in said subdivision or in said adjoining lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for said 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

All lots and tracts in the above described property shall be known and described as residential, and shall be used for residential purposes only. No structure shall be erected, altered, placed or permitted to remain on any residential building lot or tract other than one detached single family dwelling, not to exceed two (2) stories in height, and a private garage for not more than two (2) cars, and servant's quarters.

11

No building shall be located nearer to the front line or nearer the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building lot or tract nearer than thirty five (35') feet to the front line, nor nearer than twelve (12') feet to any side line. No building, except a detached garage or other outbuilding located ninety (90') feet or more from the front line shall be located nearer than five (5') feet to any side line. No residential structure shall be erected or placed on any building lot or tract which lot or tract has an area of less than fifteen thousand (15,000) square feet.

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No noxious or offensive trade or activity shall be carried on upon any lot or tract nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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No trailer, basement, tent, shack, garage, barn or other out-building erected on any lot or tract 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.

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