

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RESTRICTIONS AND PROTECTIVE  
COVENANTS APPLICABLE TO LOTS  
11, 12, 13, 14, 17, 28, 29 AND  
30, LAKEVIEW TERRACE, SECTION II

1. The following restrictions and protective covenants are hereby imposed by Frank S. Leake, Jr., who is the owner thereof, upon the above numbered lots shown as lots 11, 12, 13, 14, 17, 28, 29 and 30 on a plat of Lakeview Terrace Subdivision, Section II, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4F, page 24. It is understood that these covenants are imposed for the benefit of the properties herein and for retained property of the grantor and shall be binding upon all persons claiming under them until September 3, 1995, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument adopted by vote of a majority of the then owners agreeing to changes said covenants in whole or in part is placed upon record. Prior to that time these restrictions may be amended, changed or altered only by a unanimous vote of the then owners of all of said lots.

2. If the parties hereto, or any of them or their heirs and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any such other person or persons owning any real property situated in said Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of said covenants and either to prevent him or them from so doing, or to recover damages or other dues for such violation.

3. 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.

4. All lots in said Subdivision shall be residential lots, to be used exclusively for single-family residential dwellings. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height.

5. No house shall be constructed in this subdivision on the above restricted lots having less than 1,000 square feet, outside dimensions, exclusive of basements, carports, garages, porches, breezeways or patios, and shall in no event cost less than \$13,000.00.

6. No concrete blocks, cinder blocks or similar type building material or asbestos shingle siding, shall be used in connection with the construction of any buildings erected upon said lots, so that said materials are visible from the outside of said building.

7. No noxious or offensive trade or activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance, or nuisance or menace to the neighborhood; nor which shall violate any municipal County or State ordinance; nor shall any use for business or commercial activities

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OLLIE FARNSWORTH  
R.M.C.