

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

BY \_\_\_\_\_ )  
) RESTRICTIONS AND PROTECTIVE COVENANTS  
) FOR JAMESTOWN ESTATES, SECTION I

The following restrictions and protective covenants shall apply to the property of Ratterree-James Insurance Agency, as shown on plat thereof, entitled Jamestown Estates, Section I, made by John A. Simmons, surveyor, dated March 27, 1970 and recorded in plat book 4-F page 25, Greenville County R. M. C. Office. These restrictions and covenants are to run until June 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote a majority of the then owners of the lots agree to change said covenants in whole or part.

If the parties hereto or any of them or their heirs 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 situated in the above described property to prosecute any proceedings at law or in equity against the person violating or attempting to violate any such covenant and either to prevent him or them from doing or to recover damages or other dues for such violation.

Invalidation of any one of these provisions or covenants by judgement or court order shall in no wise effect any of the other provisions which remain in full force and effect.

(1) All of the numbered lots in the tract or on the above plat shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling together with garages and other outbuilding incidental to residential use of the plot. The property shall not be used for any business whatsoever.

(2) Before any building shall be erected, placed or altered on any building plot, sketches; preliminary plans and specifications shall be submitted to Ratterree-James Insurance Agency or their successors, who will approve or to make recommendations with respect to the building conforming and harmonizing with existing structures or those having been approved and are to be constructed. If the plans are submitted to Ratterree-James Insurance Agency and are not rejected within 30 days after submitted, they same shall be deemed approved or if no suit to enjoin the erection of such building or the making of alterations to same has been commenced by filing notice of record prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. That the said Ratterree-James Insurance Agency shall not be entitled to any compensation for their services in this respect.

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