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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA)
) PROTECTIVE COVENANTS OR RESTRICTIONS
) APPLICABLE TO THE PROPERTY KNOWN AS
COUNTY OF GREENVILLE)
) CHICK SPRINGS SUBDIVISION, SECTION 3,
) AS SHOWN ON PLAT RECORDED IN R.M.C.
) OFFICE IN PLAT BOOK 4M AT PAGE 51 .

1. The following protective covenants are hereby imposed by the undersigned who is the owner of lots 35 through 79, inclusive, in the subdivision of Chick Springs, Section 3, as shown on the plat thereof recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4M, at Page 51. These covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 1991 at which time said covenants shall be automatically extended for successive periods of 10 years, unless an instrument adopted by vote of a majority or in part, is placed on record.

2. 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 other persons or person owning any real property situated in said development or subdivision to prosecute any proceeding at law or in equity against the persons or person 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 such violation.

3. Invalidation of any one of these covenants by judgement 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 restricted lots. No structure shall be erected, altered, placed or permitted to remain on said lots other than one detached single family dwelling not to exceed two stories in height and a private garage for no more than 3 automobiles.

5. No live stock, cattle, swine, sheep, goats or other such animals of similar breed shall be permitted to be kept on any of lots 35 through 79, inclusive. Likewise, no chickens, ducks, geese or other such fowls shall be kept on any lot.

6. No building shall be located, altered or permitted to remain nearer to the front lot lines than shown on said recorded plat, or in any event no nearer than 25 feet, no nearer to any side line

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