

SEP 27 12 59 PM '72

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ELIZABETH RIDDLE
R.M.C.

RESTRICTIVE CONVENANTS
SUNNY SLOPES SUBDIVISION

WHEREAS J. E. Barnett, L. H. Tankersley and P. D. Tankersley are the owners of all that real estate subdivision in Greenville County, South Carolina, known as Sunny Slopes as shown on a Plat thereof made by C. O. Riddle, RLS dated 11-10-1967 revised and recorded in the RMC Office for Greenville County South Carolina.

WHEREAS, said owners are developing said real estate as a single subdivision and wish to impose thereon a general uniform scheme of development.

NOW THEREFORE, for and in consideration of the mutual covenants and obligations herein contained for the benefit of the said J. E. Barnett, L. H. Tankersley and P. D. Tankersley and the future owners of said real estate, the following covenants and restrictions upon the sale, transfer and use of all lots in Sunny Slopes Subdivision are hereby imposed to wit:

1. All lots shall be used exclusively for single family residential units. No basement, tent shack, garage, barn or other out buildings shall at any time be used as a residence, either temporarily or permanently.
2. No lot shall have or any part thereof be used for business or commercial purposes or for any public purpose. No noxious or offensive activity shall be carried on anywhere on the property nor shall any thing be done thereon which may be or become a nuisance or menace to the neighborhood.
3. No lot shall be recut so as to face in any direction other than that shown on the recorded plat. Easements for drainage and utility purposes are reserved as shown on the recorded plat.
4. No animals shall be kept, maintained or quartered on any lot except for cats, dogs and caged birds in a reasonable number, as pets for the pleasure of the occupants. No junked automobiles or refuse shall be permitted to remain on any lot, either temporarily or permanently.
5. Sewerage disposal shall be by a community sewerage disposal system complying with the regulations of the South Carolina State Board of Health and the Greater Greenville Sewer District Commission.
6. No residential unit shall be erected on any lot nearer to the right of way line of the front street than 40 feet and such a residential unit shall face toward the front line of the lot as shown on the recorded plat. No residential unit shall be nearer than 10 feet to any side of lot line. On any corner lot no residential unit shall be nearer than 30 ft. from the right of way line of the side or secondary street on which said lot corners.
7. No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot line than the building setback line having a height of more than 4 feet. Nothing herein contained shall be construed to prohibit the use of more than one lot as a single residential unit site provided said site faces as required by these restrictions and the recorded plat.
8. No residential unit shall be constructed on any lot containing less than 1,000sq. feet of floor space exclusive of porches, garages and breezeways. No residence more than two stories (2) in height shall be erected on any numbered lot. No garage or other out buildings more than one (1) story in height shall be erected upon any lot.
9. Any person, firm or corporation owning a lot or lots in Sunny Slopes Subdivision shall be and become as a condition of ownership and remain in good standing a member of Sunny Slopes Community Corporation, an eleemosynary corporation organized and existing under the laws of the state of South Carolina the Certificate of Incorporation of which is recorded in the RMC Office for Greenville County, South Carolina. Each lot shown on the recorded plat shall be subject to an annual assessment not exceeding \$15.00 per lot per annum imposed by the Board of Directors of Sunny Slopes Community Corporation for the purpose of maintaining and operating any sewer disposal system from time to time owned or leased by said Corporation. The Board of Directors of said corporation may impose such fines and penalties suspend the privilege or expel a member, cut off sewer lines from the property of a member and prohibit a member from using any sewerage disposal system owned, operated or leased by said corporation, for the failure of a member to pay any dues, assessments or other charges not exceeding \$15.00 per annum per lot which may have been authorized and erected by the Board of Directors of Sunny Slopes Corporation and subject to its by-laws provided, however that nothing contained herein shall be construed to constitute a lien or encumbrance upon the land paramount to the lien of any mortgage secured by a properly recorded mortgage or to the lien of any laborer, contractor or materialmen furnishing labor or service connection with the construction or alteration of any improvements located on any lot.

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