GREENVILLE CO. S. C.
MAY 22 2 02 PM '72
ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA)
) RESTRICTIVE COVENANTS
COUNTY OF GREENVILLE)

The undersigned, Southland Properties, Inc., the owner of all lots and tracts of land shown on plat of subdivision known as STRATTON PLACE dated July 10, 1972 and recorded in the R.M.C. Office for Greenville County in Plat Book 4 R , at Pages 36 and 37 does hereby impose on the numbered lots shown on said plat the covenants and restrictions hereinafter set forth which shall be binding on all parties and all persons claiming under them until January 1, 1998, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change or abrogate said covenants in whole or in part. In such vote each lot shall be entitled to one vote and only one vote, irrespective of ownership.

If the undersigned, its successors or assigns, any lot owner in said subdivision or anyone else, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons owning any lot situated in said development or subdivision 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 doing or to recover damages or dues for such violation.

Invalidation of any one of these covenants shall in no wise affect any of the other provisions which shall remain in full force and effect.

I.

PURPOSE OF RESTRICTIVE COVENANTS

The fundamental object and purpose of these restrictive covenants is to create a harmonious whole in the development or subdivision, to prevent the building of any structure which would look odd, cheap, or out-of-keeping, to insure the use of the property for attractive residential purposes only, to prevent nusiances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, to preserve the value of the property owned and developed by the owners of lots in the subdivision and to secure to each lot owner the full benefit and enjoyment of his home.

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