

FILED
GREENVILLE CO. S. C.
MAY 5 1993
DONALD S. PARKERSLEY
R.M.C.

VOL 935 PAGE 297

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
PROTECTIVE COVENANTS APPLICABLE TO
PARKINS KNOLL SUBDIVISION IN THE
CITY OF GREENVILLE, COUNTY OF
GREENVILLE, STATE OF SOUTH CAROLINA

The undersigned, being the owners of those lots located in the City of Greenville, County of Greenville, State of South Carolina, in a subdivision known as Parkins Knoll being all that piece, parcel and lot of land as shown on plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 50, at Page 34, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under them until January 1, 1993, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in 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 other person or persons owning any real property 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 so doing or to recover damages or other dues for such violation.

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.

1. No building shall be located nearer to the front lot line or nearer to the side street line than the building set back line shown on the recorded plat. No building shall be located nearer to any interior side lot line than the distance represented by ten percent of the width of the lot (at the building set-back line) on which said building is to be located. The main structure erected on any lot shall face the street on which such lot faces.

2. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony or external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by an architectural committee composed by T. C. Threatt and Frank B. Halter, or by a representative designated by said committee. In the event of death or resignation of any member of said committee, the remaining member shall have full authority to approve or disapprove such design, and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location, within 30 days after said plans and specifications have been submitted to it or in any event, if no suit to enjoin the erection of such building, or the making of such alterations have been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed, pursuant to this covenant.