SEP 6 2 35 PM
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

RESTRICTIONS AND PROTECTIVE COVENANTS APPLICABLE TO WEMBERLY WAY SUBDIVISION

1. The following restrictions and protective covenants are hereby imposed by TRI-CO INVESTMENTS, INC., who are owners of Lots through on a Plat of WEMBERLY WAY SUBDIVISION, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4R, Page 88. These covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 2000; at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument adopted by a vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed upon record. These restrictions may be amended, changed, or altered prior to January 1, 2000, only by a unanimous vote of the then owners of all of said lots.

2. If the parties hereto, or any of them or their heirs and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any such other person or persons owning any real property situated in said Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of said covenants and either prevent him or them from so doing, or recover damages or both for such violation.

3. 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.

4. All lots in said Subdivision shall be residential lots, to be used exclusively for single family residential dwellings. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height. This restriction will not prohibit the setting aside or development of any lots as an area for recreation and construction thereon of playgrounds, pools, community centers, etc., but will prohibit use of a lot as a through or connecting road.

5. No livestock, horses, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any of said lots. Likewise, no chickens, ducks, geese, or other fowl shall be permitted to be kept on any of said lots. Cats, dogs, caged birds, or other domesticated animals not specifically prohibited by this section, may be kept in reasonable numbers, as pets for the pleasure of the family residing upon any lot; however, this restriction would prohibit and prevent the raising of dogs, cats, birds or other animals as a business on any lot.

6. Buildings shall be placed on said lots in accordance with set-back lines, as shown on the plat, and no building or construction will be permitted to interfere with the easement reserved along the rear and side lot lines for drainage and utilities.

4328 RV.2