

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DECLARATION OF RESTRICTIONS

THIS AGREEMENT is made this 26th day of September, 1974, between Southland Properties, Inc. a S.C. Corporation (hereinafter called "Developer") and any and all persons, firms, or corporation hereafter acquiring any of the within described property.

WITNESSETH:

The Developer is the owner of that certain subdivision known as Coach Hills as shown on that certain map recorded in Plat Book 4-X at pages 85 & 86 in the County RMC Office. The Developer has agreed to establish a general plan of development as herein set out to restrict the use and occupancy of the property for the protection of the property and the future owners thereof.

RESTRICTIONS

Now, Therefore, in consideration of the premises, the Developer agrees with any and all persons, firms, or corporations hereafter acquiring any of the property hereinafter described, that the same shall be and is hereby subject to the following restrictions, conditions and covenants (hereinafter collectively referred to as "Restrictions") relating to the use and occupancy thereof, which are to be construed as restrictive covenants running with the land comprising the lots hereinafter described and shall enure to the benefit of and be binding upon the heirs, successors, and assigns of Developer and all other acquiring parties and persons.

1. Description of Property Restricted. The property which is made subject to the restrictions set forth herein is more particularly described as follows, reference being made to the specified lots in the blocks shown on the designated subdivision map recorded in the RMC Office as indicated:

All numbered lots as shown on final plat of Coach Hills prepared by Piedmont Engineers & Architects and Planners and recorded in Plat Book 4-X Pages 85 and 86.

2. Residential Use of Property. All lots shall be used for residential purposes only, and no structure shall be erected, placed or permitted to remain on any lot other than one single-family dwelling not more than three (3) stories in height, and any necessary structure customarily incident to such residential use subject, however, to the provisions set forth herein.

3. Building Line Requirements. The minimum set back lines are not intended to create uniformity of set backs. They are meant to create a sense of spaciousness and to avoid monotony. For such purposes it is the Developer's intent that set back lines may be staggered where appropriate. The Developer reserves the right to select the precise site location of each house or other structure on each lot and to arrange the same in such manner and for such reasons as the Developer deems sufficient, provided however, the Developer shall make such determination so as to insure that the development of the lots subject to these restrictions is consistent with the provisions set forth herein.