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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS
BLUE RIDGE HEIGHTS SUB-DIVISION

The following building restrictions or protective covenants are hereby imposed by the undersigned, who are the owners of Lots Numbers 1 through 6 of Blue Ridge Heights according to a plat of record in the R. M. C. Office for Greenville County in Plat Book 5P at Page 1.

These Covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1995, 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 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 person or persons owning any real property situated in said development or sub-division 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 provisions, which shall remain in full force and effect.

1. These lots shall be used solely and exclusively for single-family residential dwellings.

2. No building shall be located nearer to the front line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than ten feet to any side street line, and such residences shall face towards the front of the lot. No building shall be located nearer than ten feet to any inside lot line except detached garages and other outbuildings which shall not be located nearer than seventy-five feet to the front lot line, nor nearer than five feet to any side or rear lot line; however, if a house is constructed on a site consisting of more than one lot, this inside lot line restriction should not apply to the interior lot lines of said sites.

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