

APR 9 11 34 AM '74

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

DONNIE S. TANKERSLEY
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Declaration of Covenants, Conditions and Restrictions made on the date hereinafter set forth by Patewood Corporation, a corporation duly organized and existing under the laws of the State of South Carolina and WESCO Builders, a general partnership, hereinafter referred to as "Declarants".

W I T N E S S E T H

WHEREAS Declarants are the owners of all the lots contained in that certain tract of land in the County of Greenville, State of South Carolina which is shown on plat prepared by Piedmont Engineers, Architects and Planners, dated November 8, 1973, entitled "Woodmere", containing Lots Nos. 1 through 10, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5D at Page 98, reference to which is hereby craved for a more accurate description by metes and bounds.

NOW, THEREFORE, Declarants do hereby declare that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictive covenants, and conditions which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall enure to the benefit of each owner thereof.

1. The numbered lots as shown on said plat shall be used solely and exclusively for single family, detached residential dwellings and shall not be used for commercial or business purposes.

2. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plans showing the location of such building shall have been approved in writing as to conformity and harmony of external design and materials with existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevation by a committee composed of W. W. Pate and Romayne Barnes. In the event of the 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 another representative to serve on such committee with like authority. In the event the committee fails to approve or disapprove such plans, specifications and plot plans within 30 days after the same have been submitted to the committee, approval will not be required and this paragraph will be deemed to have been fully complied with. The powers and duties of such committee shall cease on or after January 1, 1991.

3. No building shall be located nearer to the front lot line nor nearer to the side street line than the building set back line shown on the recorded plat for each lot. In any event, no building shall be located on any residential lot nearer than 50 feet to any front lot line. All residences shall face toward the front of the lot with the exception of Lots Nos. 1, 5, 6 and 10. With regard to said lots, any residences shall face as determined by the committee provided in paragraph two hereinabove. No building shall be located nearer than 10 feet nor nearer than 10% of the average width of the lot whichever is greater to any inside lot line except detached garages which shall not be located nearer than 75 feet to the front lot line nor nearer than 5 feet from any side or rear lot line.

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