

PLAT 3 42 P.M.

RECORDED IN R.M.C. OFFICE

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

RESTRICTIVE and PROTECTIVE COVENANTS
FOR SUBDIVISION KNOWN AS "POINSETTIA"
(Affecting Section V, Sheet II) Recorded
in RMC Office for Greenville County, South
Carolina.

Poinsett Realty Company is the owner of a tract of land situated in and near the Town of Simpsonville, South Carolina, and said tract is being developed as a subdivision known as POINSETTIA. A plat of Section V, Sheet II of said subdivision is recorded in the RMC Office for Greenville County in Plat Book 5 P at page 34. It is the purpose of this instrument to establish restrictive and protective covenants affecting Section V, Sheet II of Subdivision known as POINSETTIA applying to the lots on said plat above referred to.

ARTICLE I.

These covenants are to be binding on all parties or persons claiming under, by or through then affecting any type of ownership of lots of said subdivision and these restrictive and protective covenants shall run with the land for a period of thirty-five years and shall be automatically extended for successive like periods unless there is an instrument in writing executed by a majority of the then lot owners who, by agreement, may modify, amend or abandon these restrictions. Such owners agreement must be recorded in the RMC Office for Greenville County.

In the event any party or parties or any of them, their heirs or assigns, shall violate any one or more of the covenants herein contained, it shall be lawful for any person or persons owning any numbered lot or portion of lot shown in the aforesaid plat to prosecute or institute any proceeding at law or in equity to enforce any or all of these covenants.

All lots appearing on the plat above referred to shall be used or occupied as follows and all structures built within the said subdivision shall conform to the following:

(A) No business, trade or profession of any kind shall be conducted in any building constructed on any lot or portion thereof in said subdivision.

(B) All of the lots appearing on the plat above referred to shall be used for the following purposes only:

1. Single family dwelling, together with one private garage. Trailers, tents, shacks or garage apartments shall not be used on any lot as a residence, either temporarily or permanently.
2. Temporary building erected incidental to construction plan on any lot must be removed upon completion or abandonment of said construction.
3. No signs or billboards shall be permitted on any lot of said subdivision except such signs or billboards used in connection with the advertising of a lot for sale or such as is used by a contractor or contractors during the period of construction. Such signs as are used shall not exceed sixteen square feet.

(continued on next page)

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