

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1073
) Building Restrictions or Protective Covenants
) applicable to Leathville as shown on preliminary
) plat recorded in the R. L. C. Office for Greenville
County in Plat Look CQ, at page 139.

The following building restrictions or protective covenants are hereby imposed by the undersigned who are the owners of all lots of "Leathville" as shown by preliminary plat thereof recorded in the R. L. C. Office for Greenville County, South Carolina, in Plat Look CQ, at Page 139. These covenants are run with the land and shall be binding on all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years unless by a majority of the then owners 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 contained, it shall be lawful for any other person, or persons, owning any real property situate in said development or subdivision 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 the covenants by judgment or Court Order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

1. No lot shall be used except for residential purposes. No building 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, a stable for not more than two horses and a private garage for not more than three cars.

2. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building has been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished grade elevation by William R. Wyatt or his designated representative. In the event said William R. Wyatt or his designated representative fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to him, or in any event, if no suit to enjoin the erection of such buildings or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Should the said William R. Wyatt die or become unable to act, through disability or otherwise, without having appointed a representative to act in his stead, the approval described herein shall not be required. The powers and duties of the said William R. Wyatt, or his designated representative, shall cease on and after January 1, 1990. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by the said William R. Wyatt.

3. No building shall be located on any residential building plot nearer than 50 feet to the front lot line. No building, except a detached garage or other outbuilding located 140 feet or more from the front lot line shall be located nearer than 15 feet to any side lot line, or nearer than 15 feet to any rear lot line.

4. No lot shall be recut so as to face in any direction other than as shown on the recorded plat, nor shall any lot be recut so as to contain an area less than it now has, as shown on said recorded plat, unless such recutting is done for the purpose of enlarging the size of the adjacent lots.

5. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garages or car ports, less than 1800 square feet for a one-story dwelling, nor less than 1200 square feet for a dwelling of more than one story.

COPY TO BE FILED IN RECORDS OFFICE OF GREENVILLE COUNTY

1073
3
000

4328 RV-2