

FILED  
GREENVILLE CO. S. C.

MAR 14 11 45 AM '79

SCENNE S. TANKERSLEY  
R.M.C.

103-481

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE, S.C.

BUILDING RESTRICTIONS AND PROTECTIVE  
COVENANTS APPLICABLE TO ALL NUMBERED  
LOTS SHOWN ON TWO PLATS KNOWN AS  
WINDSOR OAKS 1. & WINDSOR OAKS 2  
PREPARED BY KERMIT T. GOULD of GOULD  
& ASSOCIATES, dated and recorded in  
the RMC OFFICE for GREENVILLE COUNTY,  
SOUTH CAROLINA IN PLAT BOOK 7-C  
PAGE 8

THIS DECLARATION made this 1st. day of March, 1979 by the WINDSOR GROUP, INC.  
A CORPORATION EXISTING UNDER THE LAWS of the STATE of SOUTH CAROLINA having its  
principal place of business in Greenville County, South Carolina. Windsor Group,  
Inc. being the sole owners of the property shown on the plats known as Windsor  
Oaks, by its duly authorized officers hereby impose the following protective  
covenants and restrictions upon the use of the lots numbered 1 through 69,  
inclusive, as shown on the recorded plat referred to above.

These covenants are to run with the land and shall be binding on all persons  
claiming under them until March 1, 2004 A.D. at which time said covenants shall  
automatically be extended for successive periods of ten years unless by vote of  
a majority of the then owners of the lots who may agree to change said covenants  
in whole or in part.

WHEREAS, the Developer is the owner of the Real Property of this Declaration  
and desires to create a residential community in accordance with a uniform plan  
of development to preserve property values, to maintain the natural beauty of the  
Real Property, to guard against construction thereon of poorly designed or pro-  
portioned structures built of improper or unsuitable materials, to obtain a  
harmonious architectural scheme and to create a livable environment, for the  
benefit of future purchasers of the Real Property.

NOW, THEREFORE, for and in consideration of the aforerecited considerations  
and in further consideration of the mutual covenants, conditions, reservations,  
servitudes and easements herein created for the benefit of the Developer, its  
successors and assigns and the future owners of the Real Property, the  
Developer hereby declares, creates and imposes upon the Real Property the  
following covenants, restrictions, easements, assessments, reservations and  
servitudes which are hereby declared covenants running with the land as follows:

0451

4328 RV-2