

FILED
GREENVILLE CO. S. C.

SEP 3 12 03 PM '80

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS
SCHWIERS AT CLEVELAND

WHEREAS, the undersigned as Owner and Developer of a subdivision shown on a plat of SCHWIERS AT CLEVELAND, in the City of Greenville, County of Greenville, South Carolina, showing Lots 1 - 35, said plat prepared by Dalton & Neves Co., Engineers, dated April, 1980, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7X page 20, desire to restrict the use of Lots 1 - 34 as shown on the above mentioned plat of SCHWIERS AT CLEVELAND in order to increase the attractiveness of the area, insure a uniform scheme of quality, construction and appearance in the construction, placement, and design of all improvements to be built upon the said property. Lot thirty-five (35) is specifically excluded from these restrictions and shall in no way be governed thereby.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned as Owner and Developer (hereinafter referred to as Developer) does impose the following Protective Covenants and Restrictions upon the above described property shown on said plat as Lots Numbers 1 - 34.

ARTICLE I

The numbered lots as above mentioned and as shown upon the aforesaid plat shall be held, used, conveyed, transferred and sold subject to the within restrictions, covenants, reservations and easements. These shall be binding upon all parties or persons claiming under them and shall run with the land for a period of thirty-five (35) years, and then be extended automatically for successive periods of twenty (20) years unless there is executed a written instrument duly recorded in which the majority of the lot owners do agree to modify, amend, or abandon these restrictions.

If any of the parties hereto, or any of them or their heirs or assigns shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any numbered lot shown on the aforesaid Plat to prosecute any proceedings at law or in equity under these covenants.

No numbered lot shall be used or occupied and no structure built within said subdivision except in conformance with the following:

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