

GREENVILLE COUNTY

JAN 10 4 25 PM '81

JOHN E. TINKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

DECLARATION OF RESTRICTIONS
AND PROTECTIVE COVENANTS

The undersigned, Lincoln of South Carolina, Inc., a South Carolina corporation, and Steven Van Auten hereinafter known as "Declarant", the owner of the properties described in Exhibit "A" annexed hereto and made a part hereof by reference, deems it in the best interest of itself and future owners of said properties to subject said properties to the protective covenants, restrictions, conditions, servitudes and easements hereinafter set forth.

NOW, THEREFORE, Declarant hereby declares that all of the properties described in Exhibit "A" shall be held, sold and conveyed subject to the following easements, restrictive covenants and conditions, which are hereby imposed against said property for the purpose of protecting the value and desirability of said property; that the covenants, conditions and restrictions hereinafter set forth shall run with the property described in Exhibit "A", and be binding upon all parties having any right, title or interest in the said described properties or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof and all owners of property in Watson's Orchard Subdivision as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book 000, Page 99, and the lot in Plat Book 4-C, Page 133, hereinafter referred to as "Watson's Orchard Subdivision", and all owners in a tract containing 14.79 acres fronting on Pelham Road, adjoining the above described property (Buffer Zone).

I.

HEIGHT OF STRUCTURES

A. Any side of a structure facing toward the property known as Watson's Orchard Subdivision cannot exceed two stories in height above present ground level as to structures located on the Northern side of the proposed central road leading from Haywood Road to Pelham Road through the said Property, except said structure may have a basement in addition to the two stories in height so long

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