

STATE OF SOUTH CAROLINA]
COUNTY OF GREENVILLE]

RECORDED
S. C.
1:15 PM '82
WATERSLEY

BOOK 1162 PAGE 456

PROTECTIVE COVENANTS

WHEREAS, the lots in Shannon Forest in the County of Greenville, State of South Carolina, have no deed restrictions and it is the desire of the owners to adequately protect the property for themselves and future owners.

NOW, THEREFORE, in consideration of the mutual advantages to the grantors, Louis A. Garlington, Evelyn B. Garlington and Alma C. Garlington, and all future grantees, which will accrue to said parties hereto, it is hereby covenanted and agreed that lots facing Shannon Lake Circle and Shamrock Lane shall be subject to the following restrictions or protective covenants:

- 1) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1992, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
- 2) If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to institute any proceeding 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 for such violation.
- 3) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- 4) All lots in the tract referred to above shall be known and described as residential lots and used for single family residential dwellings.
- 5) No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in height.
- 6) No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines as shown on the recorded plat. In any event, no building shall be located on any lot nearer than 50 feet or farther than 110 feet to the front lot line on Shannon Lake Circle and Shamrock Lane, nor nearer than 10 feet to any side lot line. However, in cases of persons owning two or more adjoining lots and such persons construct a dwelling thereon, the 10-foot side lot line restriction shall be applicable only to an adjoining lot owned by other persons. No building such as a detached garage or other out-building located on the rear one-fourth of a lot, shall be located nearer than 5 feet to any side lot line.
- 7) No residential structure shall be erected or placed on any building plot, except in compliance with the building code of Greenville County.
- 8) No residence of any kind shall be erected, placed or altered on any lot or lots in Item 6, stated above, until and unless the building plans, specifications and plot plan showing the proposed type of construction, exterior design and location of such residence have been approved in writing as to conformity and harmony of external design and plans are consistent with existing residences in the above stated lots and as to the location of the structure with respect to topography and finished ground elevation by a committee composed of Louis A. Garlington, Malcolm G. Thruston, Jr., Wade Byars, Jr., Buck Gay and Herman H. Campbell, or by representatives designated by the said committee. In the event of the death, resignation or absence of any member of said committee, the remaining members shall have full authority to approve or disapprove such design and location, or to designate a representative with like

GCTD -----3 FEB 1982 025

4.10.01

10459

4328 RV-2