

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE
TO COLONIAL VILLAGE-COUNTY OF
GREENVILLE, STATE OF SOUTH CAROLINA

PURPOSE OF RESTRICTIVE COVENANTS

The fundamental object and purpose of these restrictive covenants is to create a harmonious whole in the development of Colonial Village, a unique village created under a revised zoning by the City of Greenville, South Carolina.

Colonial Village consists of five (5) dwelling units on individual lots under an R-6 zoning. A private divided street with a median creates the entrance into the village. A special land plan is submitted as a basis to maintain a concept of unity and identity of the village. To prevent the building of any structure which would look odd, cheap or out of keeping, to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the village, to preserve the value of the property and to secure to each lot owner the full benefit and enjoyment of his home, anything tending to detract from the attractiveness and value of the property for residence purposes will not be permitted.

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 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.

The undersigned, being the owners of those lots located in the City of Greenville, State of South Carolina, in a subdivision known as Colonial Village recorded in Plat Book 9F at page 94 being all that piece, parcel and lot of land as also shown in the Greenville County Block Book office as Sheet 266, Block 1, Lots 4.40 and 4.39 do hereby agree that the covenants herein contained are to run with the land and shall be binding upon all persons claiming under them for a period of twenty five (25) years from the date these covenants are recorded, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots, it is agreed to change said covenants and building restrictions in whole or in part.

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