

FILED
 GREENVILLE, S.C.
 JUN 19 12 43 PM '84
 DONNIE S. TARKERSLEY
 R.M.C.

PROTECTIVE COVENANTS FOR TWIN CREEK COVE
 SUBDIVISION

The above mentioned residential subdivision is made subject to the following restrictions and covenants:

1. That these covenants shall run with the land and shall be binding upon the grantor and all persons claiming from him for a period of twenty (20) years from the date of recording, after which said time, said covenants shall be automatically extended for successive periods of ten (10) years each, unless prior to the expiration of any term, an instrument is executed by a majority of the then owners of the terminating or changing the covenants herein whole or in part.
2. That these covenants may be enforced by a proceeding in law or in equity, initiated by the grantor, or his successor, as such, or by any lot owner against any person or persons violating or attempting to violate any covenant, and such action may be to restrain a violation, remove a violation, or to recover damage resulting from such violation.
3. That these covenants are applicable to lots numbered 1 through 6 as shown on plats of said subdivision prepared by Jones Engineering Service, said plat being incorporated herein by reference, and recorded in the RMC Office for Greenville County in Plat Book 7X at Page 73.
4. That the invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
5. That the lots affected by these restrictions shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single family dwelling, not to exceed two stories in height and a private garage for not more than two (2) automobiles.
6. That no cattle, swine, sheep, goats, fowl, or other animals of similar breed shall be permitted to be kept on any residential lot; however, domestic animals and pets may be kept, provided they are not kept, bred and maintained for commercial purposes.
7. That no building shall be located nearer to the front lot line than the building setback line, as shown on the aforesaid mentioned plat, and in