

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. C.

AUG 28 12 18 PM 1948

RESTRICTIONS AND PROTECTIVE COVENANTS FOR ROCKWOOD PARK

The following restrictions and protective covenants shall apply to all of the development known as Rockwood Park as shown divided into lots on plat of property of Hazel Lee Jenkinson, Annie C. Jenkinson, Julia M. Jenkinson, Ellie G. Jenkinson, J. Roy Jenkinson, Mary C. Jenkinson, W. R. Jenkinson, and Ruth J. Funderburke all of Greenville, South Carolina, made by Pickell and Pickell, Engineers, 1948. These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1978, at which time said Covenants shall automatically terminate unless by a vote of a majority of the then owners of the lots it is agreed in writing to extend said Covenants for such period of time as they may see fit.

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 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 to recover damages or other dues for such violation.

Invalidation of any one of these Covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

A. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling together with garage and other outbuildings incidental to residential use of the plot, with the exceptions noted on the recorded plat of this subdivision. The lots so designated may be used for Duplex and Apartment Buildings, subject to approval of the Planning and Zoning Commission. There shall be no stores, shopping centers, or like commercial enterprises in Rockwood Park.

B. Before any building shall be erected, placed, or altered, on any building plot, sketches, preliminary plans and specifications shall be submitted to a Building Committee for this Development, who will approve or make recommendations with respect to the building conforming and harmonizing with existing structures or those having been approved and are to be constructed. It shall be the duty of this Committee to see that no building or buildings by its design shall devalutate the surrounding property. The Building Committee shall consist of Annie C. Jenkinson, Walter Pickell, and R. E. Cox, or by a representative designated by a majority of the members of the said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event,