

PROTECTIVE COVENANTS APPLICABLE TO  
"COLONIAL ESTATES"  
AS SHOWN ON PLAT PREPARED BY DALTON & NEVES,  
ENGINEERS, RECORDED IN THE R. M. C. FOR  
GREENVILLE COUNTY, S.C., IN PLAT BOOK "W",  
AT PAGE 173.

The undersigned, Eston L. Rodgers, being the owner of all those lots shown on plat of Colonial Estates, referred to above, does hereby agree that the covenants and restrictions contained herein are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs and assigns, shall 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 prevent him or them from doing so or to recover damage or other dues for such violation.

Invalidation of any 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.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure has been approved by the architectural control committee as to the quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in Section 9 below.

3. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of one-story open porches and garages, less than 1,200 square feet for a one-story dwelling, nor less than 900 square feet for a dwelling of more than one story.

4. No building shall be located on any lot nearer to the front lot line than the minimum building setback lines shown on the recorded plat, or nearer than 10 feet of any property line.

5. No lot shall be re-subdivided into, nor shall any dwelling be erected or placed on, any lot having a width of less than 125 feet at the minimum building setback line, or an area of less than 35,000 square feet except that a dwelling may be erected or placed on lots numbered 20 and 25 as shown on the recorded plat.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five (5) feet of each lot.

# 19936 Oct 10, 1988 Amendment 10 re restrictions. See deed at 1840 p 680