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GREENVILLE CO. S. C.

BOOK 655 PAGE 491

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OLLIE WORTH

STATE OF SOUTH CAROLINA: BUILDING RESTRICTIONS OR PROTECTIVE
COUNTY OF GREENVILLE : COVENANTS APPLICABLE TO ROCA VISTA,
AS SHOWN ON PLAT MADE BY R. K. CAMPBELL,
SURVEYOR, AND RECORDED IN THE RMC OF-
FICE FOR GREENVILLE COUNTY, S. C. IN
PLAT BOOK UU AT PAGE 59.

The following building restrictions or protective covenants are hereby imposed by the undersigned, who are the owners of all lots in Roca Vista, as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book UU at page 59. These covenants are to run with the land and shall be binding on all persons claiming under them until April 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years unless by a majority of the then owners, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person, or persons owning any real property situate 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 covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any one of the 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 for any purpose other than residential. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling, and a private garage for not more than two cars.

2. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, including front, side and rear elevations, specifications, including construction materials, and plot plan showing the location of such building has been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished grade elevation by the undersigned owners, or the survivor or survivors of said owners, or by a representative or committee duly appointed by them. In case the said owners shall fail to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to them, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required, and this covenant will be deemed to have been fully complied with. The rights and duties of the said owners in this respect shall cease on April 1, 1980. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by said owners.

3. No detached building shall be erected on any lot with a distance of less than ten (10) feet from any boundary line of

Robert Patterson
Louis A. Seaborn Jr.
Gordon Hedges
James W. Hiller
Forest Bradford

(Continued on next page.)