

FILED
GREENVILLE CO. S. C.

Nov 12 4 44 PM '70

OLLIE FARNSWORTH
R. M. C.

RECORDING FEE
PAID \$ 1.50

VOL 902 PAGE 503

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS
STAUNTON HEIGHTS SUBDIVISION

The following building restrictions are hereby imposed upon all lots in a subdivision known as Staunton Heights, as shown on plat thereof, recorded in the R. M. C. Office for Greenville County in Plat Book XX, page 1.

These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, at which time said covenants shall automatically terminate unless a majority of the then owners of the lots; shall agree in writing to extend said covenants for such period of time as they may see fit.

Invalidation of any one 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.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

No building shall be erected, placed or altered on any residential lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topograph and finish grade elevation.

The building committee shall consist of Carrie H. Huff, Delia Huff Noe, and James D. Huff. A majority of the members of said Committee may designate a representative to act for them. In the event of the death or resignation of any member of said committee, the remaining members or member shall have full authority to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, 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. Neither the members of such committee, nor its designated representative shall be liable to any person or persons for the approval or disapproval of construction plans and specifications. The word person used herein is to include corporations.

(1) All lots in said subdivision shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, or one double family dwelling not to exceed two stories in height and a private garage for not more than 2 cars.

(2) No dwelling shall be permitted on any lot at a cost of less than \$10,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of quality, workmanship, and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of

(Continued on next page)

For Duration of Protective Covenants See Plat Book 939 Page 213