

GREENVILLE CO. S. C.
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JOHN H. STANBERRY
R.M.C.

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STATE OF SOUTH CAROLINA) BUILDING RESTRICTIONS OR
COUNTY OF GREENVILLE) PROTECTIVE COVENANT APPLICABLE
TO LOTS AND TRACTS AS SHOWN ON
PLAT ENTITLED "ROPER AT PELHAM"
IN PLAT BOOK 9F AT PAGE 21 .
IN THE RMC OFFICE FOR GREENVILLE
COUNTY, SOUTH CAROLINA

The following building restrictions or protective covenants are here imposed on numbered lots as shown on a plat entitled "Roper at Pelham" recorded in Plat Book 9F at Page 21 in the RMC Office for Greenville County, South Carolina,

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 2002, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots and tracts, 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, it shall be lawful for any person or persons owning any real property 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 so doing or 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 affect any of the other provisions, which shall remain in full force and effect.

1. The numbered lots as shown on said plat shall be used solely and exclusively for single family, detached, residential dwellings and shall not be used for commercial and business purposes, provided however, that nothing herein shall be constructed to prevent the owner, that is to say, Alex Kiriakides, Jr. and John Kiriakides, or their heirs, successors or assigns, from maintaining temporary offices and storage on any lot, or lots, or tracts while the subdivision is being developed.

2. No building shall be erected, placed or altered on any building lot in this subdivision until the building plans, specifications and plot plan showing the location of such building shall have been approved in writing as to conformity and harmony of external design and material with existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevation by a committee composed of the said Alex Kiriakides, Jr. and John Kiriakides or by a representative designated by said committee. In the event of the death or resignation of any member of said committee, the remaining member shall have full authority to approve or disapprove such design and location or to designate a representative with like authority. In the event said committee, or the designated representative, fails to approve or disapprove of such design and location within thirty days after such plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such buildings or the making of such alterations

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