

Book 10-M, page 58. However, each of the separate halves or units of each residence may be freely sold, conveyed and owned by any Homeowner as a part of a subdivided Numbered Tract having a common party wall with the other unit in said duplex dwelling on the condition that each of said subdivided half Numbered Tracts complies with area, square footage and all other requirements of the Greenville County Zoning Ordinances.

ARTICLE IV.

APPROVAL OF PLANS AND SPECIFICATIONS

4.1 Architectural Committee. For the purposes of insuring the development of the Real Property for the aforesaid purposes, no building, structure, fence, wall, barn, outbuilding, utility area, driveway, swimming pool or other structural improvement, regardless of size or purpose whether attached to or detached from a main residence, shall be commenced, placed, erected, or allowed to remain on any Numbered Tract, unless building plans and specifications showing the nature, kind, shape, height, size, materials, floor plans, exterior color schemes, location and orientation on the Numbered Tract (together with such other information as shall be reasonably required by the Architectural Committee, including a written application for approval) shall have been submitted and a permit granted in writing by the Architectural Committee hereinafter established. Additionally, the Architectural Committee shall have all powers and authorities elsewhere conferred upon it under the terms and conditions of these Covenants.

4.2 Committee Members. The Architectural Committee shall be composed of three persons as shall be designated, in writing, by the Owner, from time to time. In the event of the failure or inability for any reason of a Member to act, or any resignation from the Architectural Committee, the vacancy created shall be filled either permanently or temporarily as necessary, by the Owner or by the remaining Member or Members of the Architectural Committee. For any matter to be disapproved, not less than a two-thirds majority of the Architectural Committee shall join in voting to disapprove the same. In all matters, except for the disapproval of matter, a simple majority of those voting shall govern.

4.3 Successors. Owner shall have the right to select the full membership of the Architectural Committee, and its successors in office.

4.4 Failure to Approve or Disapprove. In the event that the Architectural Committee fails to approve or disapprove any matters within the scope of its authority within thirty (30) days after a written application for a permit shall have been submitted to it, or in any event, if no suit to enjoin such matter or thing has commenced prior to completion or doing of such matter or thing, such prior approval shall not be required and this Covenant shall be deemed to have been fully complied with, and no suit or claim shall thereafter be available to the Architectural Committee or to the owner of any Real Property or Numbered Tract.

4.5 Application Time. Written applications for a written approval permit as required herein shall be made to the Architectural Committee which shall be the time for the running of said thirty (30) days from the date of submission, and shall be made to the last known business address of any of the Owners.

4.7 Waivers. The Architectural Committee constituted under the terms of this Article is hereby authorized to waive compliance with, approve or ratify in the construction or alteration of any building or other structure upon any Numbered Tract, or in the use, and failure to use, any of the Real Property the subject hereof, any and all non-substantial violations of any of the requirements set forth in these Covenants, if, in the opinion of