

STATE OF SOUTH CAROLINA )  
 GREENVILLE CO. S. C. )  
 COUNTY OF GREENVILLE )  
 JUL 28 4 32 PM '72  
 ELIZABETH RIDDLE  
 R.M.C.

Building restrictions and protective covenants applicable to all numbered lots shown on a plat of Ponder Rosa Village, prepared by Terry T. Dill, dated July 20, 1972, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R at page 27

STUBBLEFIELD BUILDERS, INC., a South Carolina corporation, being the sole owner of the property shown on the plat of Ponder Rosa Village, prepared by Terry T. Dill, dated July 20, 1972, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R at page 27, by its duly authorized officer does hereby impose the following protective covenants and restrictions upon the use of the lots numbered 1-39, inclusive, as shown on the recorded plat referred to above.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1997, 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, it is agreed to change said covenants in whole or in part.

#1 If the party hereto, or its successors 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 covered by these building restrictions and protective covenants 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 restrictions or covenant 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 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.