

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

Building restrictions and protective covenants applicable to Lots shown on Plat entitled KINGSGATE, SECTION II, prepared by Piedmont Engineers & Architects, October 13, 1973, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, at Page 23.

The following building restrictions and protective covenants are hereby imposed on all numbered lots shown on a plat of Kingsgate, Section II recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, at Page 23. Excepted from the building restrictions and protective covenants reflected herein are those areas unnumbered and marked "reserved" and the restrictions and protective covenants will not apply to these areas.

These covenants are to run with the land and shall be binding on all persons claiming under them until February 21, 1994, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots, it is agreed to change said covenants and building restrictions in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns or successors, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons or corporations violating or attempting to violate any such covenant and either to prevent him, them or it from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants or building restrictions by judgment or court order shall in no wise affect any of the other provisions herein which shall remain in full force and effect.

The following building restrictions and protective covenants are imposed on the realty described hereinabove:

1. All numbered lots shown on said plat referenced hereinabove shall be exclusively and solely for single-family residential dwelling and shall not be used for commercial or business purposes, provided, however, that nothing herein shall be construed to prevent the owners, Piedmont Land Co., Inc. and W. N. Leslie, Inc., or their successors and assigns, from maintaining temporary sales offices and storage on any lot while the subdivision is in the process of being developed.

2. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building has been approved in writing by a building committee composed of Jack E. Shaw, Paul J. Foster, Jr. and W. N. Leslie. This committee shall approve in writing the building plans, specifications and further approve the location of such building on said plot including the right to determine which direction a home should face in relationship to the streets and shall further approve in writing the conformity and harmony of external design, and materials with existing structures in the subdivision and further as to the location of the building with respect to topography and finished ground elevation. In the event of the death or resignation of any member of said committee, the remaining members shall have full authority to approve or disapprove such design and location or to designate a representative with like authority. In the event the said committee or its designated representative, fails to approve or disapprove such design and location within thirty (30) days after said 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 have been commenced prior to completion thereof, such approval will not be required