

12. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

13. Nothing herein contained shall be construed to prohibit the use of more than one lot as a single-family residential site, provided said site faces the street, as required by these restrictions and recorded plat.

These covenants are to run with the land and shall be binding on all persons claiming under them, until January 1, 1999, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots located in said subdivision, it is agreed to change said covenants in whole or in part. The within restrictive covenants may be amended during the first twenty year period by an instrument signed by not less than 75 percent of the lot owners, and thereafter by an instrument signed by not less than 60 percent of the lot owners. Any amendment must be recorded.

It shall be lawful for any persons, or person, owning any lots located in said subdivision to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any covenant contained herein and either to prevent him or them for so doing or to recover damages or other dues for such violation. Invalidation of any one or more of the above covenants by order of Court shall in no way affect any of the remaining provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be signed this 14<sup>th</sup> day of July, 1980.

In presence of:

BROWN PROPERTIES OF S. C., INC.

Stanley Croom By: W. Roger Brown  
W. Roger Brown, President  
Wayne Newton By: Vera S. Brown  
Vera S. Brown, Secretary