

HOWEVER, that the said lien shall not affect or prejudice the rights or liens of other lien creditors. Any fines so collected shall be used by the Architectural Control Committee for the beautification of the subdivision; PROVIDED FURTHER, the said Committee shall have the right and authority to waive the said fine at any time either before or after it shall accrue.

9. No bathing pools shall be constructed or maintained on any lot unless it is surrounded by a sightly screening fence.
10. All driveways in the lots shall be paved with either asphalt or concrete paving.
11. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the side and rear five feet of each lot. ALSO, as to Lots 23 and 24 only, this easement shall include an easement for erection and maintenance of an entrance wall and fence, and is to extend five feet into these lots from the corner of Brushy Creek Road and Russton Lane.
12. These lots shall not be re-cut so as to face in any direction other than as shown on the recorded plat.
13. No fence or wall shall be constructed or maintained on any lot in the area in front of the building setback line of each lot, EXCEPTING HOWEVER, the entrance way wall and fence located on Lots 23 and 24 which is to be installed by the developer in order to designate and beautify this subdivision. A hedge or fence not exceeding three feet in height may be placed in the area between the building line and the rear lot line of each lot with written approval of the Architectural Control Committee.

ARTICLE II.

The Architectural Control Committee shall be composed of Ted D. Smith and John R. Steele, whose offices are located at Route 6, 975 Woodruff Road, Greenville, South Carolina 29607.

1. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the power through a duly recorded instrument to change the membership of the Committee, to withdraw from the Committee, or restore to the Committee any of its powers and duties.
2. Procedure. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
3. The Architectural Control Committee shall have submitted to it all plans and specifications showing buildings to be constructed upon numbered lots. It shall have the authority to approve or disapprove such plans and specifications. No building shall be erected or altered on any lot until these plans and specifications, together with a plat showing the location of the structure upon the lot, has been approved by the Committee as to the quality of workmanship and materials, the harmony of external design with existing structures, and the location with respect to topography and finish grade elevation.

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