

or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

16. No surface closet shall ever be used on any portion of said property but only septic tanks or other sanitary sewers meeting the approval of the State Board of Health of South Carolina; and all owners or occupants of all or any portion of said property shall be governed by such reasonable sanitary rules and regulations as may be adopted from time to time by a majority of the owners of the property or portions thereof at the time of the adoption thereof.

17. No horses, dogs, cows or other domestic animals or pets shall be kept on the premises by any property owner or tenant thereof. The owner or tenant of each family unit dwelling may keep not more than two dogs or two cats, or one dog and one cat, as a pet or pets.

18. The purchase price of each of said lots has been reduced materially because of the foregoing covenants and restrictions which shall be construed as restrictions and not as conditions subsequent, and shall run with the land and shall be binding on all the parties hereto, their successors, heirs, and assigns, and upon all parties claiming under them until January 1st, 1968, at which time said covenants and restrictions shall terminate unless a majority of the then owners of lots in said subdivision shall by written agreement extend the same, in which event said protective and restrictive covenants shall be extended for an additional period of ten years and shall thereupon terminate.

19. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other 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 violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violation.