

S.C.
1979

STATE OF SOUTH CAROLINA)
)) LEY PROTECTIVE COVENANTS APPLICABLE
)) TO PROPERTY OF STEPHEN L. WHITTEN
COUNTY OF GREENVILLE)) AND FRANCES A. WHITTEN AND MICHAEL
)) D. ALBRECHT

WHEREAS, the undersigned are the owners of those tracts located in Greenville County, South Carolina, as shown on a plat entitled PROPERTY OF MICHAEL D. ALBRECHT, made by Freeland and Associates, dated September 11, 1979, recorded in Plat Book 7-0 at page 28 and on a plat entitled PROPERTY OF TOMMY T. JOHNSON AND LINDA D. JOHNSON, made by Freeland & Associates, dated September 27, 1979, recorded in Plat Book 7-0 at page 29.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and obligations herein contained for the benefit of Stephen L. Whitten and Frances A. Whitten and Michael D. Albrecht, their heirs and assigns and the future owners of said property, the following restrictive covenants are hereby imposed on those tracts entitled PROPERTY OF MICHAEL D. ALBRECHT, made by Freeland & Associates, dated September 11, 1979, recorded in Plat Book 7-0 at page 28 and on a plat entitled PROPERTY OF TOMMY T. JOHNSON AND LINDA D. JOHNSON, made by Freeland & Associates, dated September 27, 1979, recorded in Plat Book 7-0 at page 29, to-wit:

1. These tracts and any re-subdivision thereof shall be used solely and exclusively for single-family residential dwellings and shall not be used for commercial or business purposes. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling, a private garage, domestic employees' quarters, guest house, storage building, livestock quarters, and greenhouse.
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 have been approved in writing as to conformity and harmony of external design with existing structures in the development, and as to location of the building with respect to topography and finished ground elevation by the Architectural Committee composed of Stephen L. Whitten and Frances A. Whitten or by a representative designated by said committee. In the event of death or resignation of any member of said committee, the remaining member shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 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 building, or the making of such alterations has been commenced prior to completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after September 1, 1994. Thereafter the approval described in this covenant shall not be required unless prior to said date and effective thereon, a written instrument shall be executed by the then recorded owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee. No member of this Architectural committee shall be liable for any act or omission except willful misconduct and inexcusable neglect. Anything to the contrary notwithstanding the Architectural Committee shall have sole discretion to waive any of these restrictions, or modify same, in the event that any of said restrictions would create undue hardship and not substantially conflict with the intent of the restrictions.

GC10

OC 979

4328

0154

4328 RV-2