

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) RESTRICTIONS AND PROTECTIVE
COVENANTS APPLICABLE TO
MEMBERLY WAY SUBDIVISION

WHEREAS, Tri-Co Investments, Inc. is the owner and developer of a subdivision located in the City of Simpsonville, County of Greenville, State of South Carolina, known as Wemberly Way Subdivision; and

WHEREAS, the said Tri-Co Investments, Inc. has previously developed section 1 of said subdivision, as is shown in plat book 4R at page 88, and

WHEREAS, the said Tri-Co Investments, Inc. previously filed restrictions, protective covenants for the said section 1 of Wemberly Way Subdivision, as is shown in Deed book 1006 at page 333; and

WHEREAS, the said Tri-Co Investments, Inc. is presently beginning development in some phases in section 2 of Wemberly Way Subdivision, as is shown in plat book 7C at page 39 in the R.M.C. Office of Greenville County; and

WHEREAS, the said Tri-Co Investments, Inc. is desirous of filing restrictions and protective covenants which will apply to Wemberly Way Subdivision, section 2, as shown in Plat book 7C at page 39; and

WHEREAS, certain of the lots of Wemberly Way, section 2 have previously been sold to L. Alfred Vaughn and James A. Griffith, building contractors, and they desire to enter into the within restrictions and protective covenants so that same will apply to the lots which have previously been deeded to them individually;

NOW, THEREFORE, we the undersigned Tri-Co Investments, Inc., a South Carolina Corporation, and L. Alfred Vaughn and James A. Griffith, being the owners of certain lots in a subdivision known as Wemberly Way, Section 2, said lots as being shown in Plat book 7C at page 39, do hereby place the following restrictions and protective covenants upon the said property for the benefit of the future owners of the said lots as follows:

a. The restrictions and protective covenants applicable to Wemberly Way Subdivision which have been previously filed in the R.M.C. Office for Greenville County, in deed book 1006 at page 333 are hereby adopted in their entirety and incorporated herein by reference as being applicable to Wemberly Way Subdivision, section 2, as shown in plat book 7C at page 39.

b. These restrictions and protective covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 2000; at which time, said covenant shall be automatically extended for successive periods of ten years each, unless an instrument adopted by a vote of a majority of the then owners agreeing to change said covenants in whole or in part placed upon record in the R.M.C. Office for Greenville County. These restrictions may be amended,

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