

14. The sidewalks, alleys, parking areas and streets on said property are not intended for public or municipal control, but are intended for private use and are, and shall remain, the sole and exclusive property of the present and future owners, their heirs and assigns, and shall be controlled, improved, graded and maintained at their expense and regulated by them for their own benefit and the common use and enjoyment of the owners and lessees of said lots, their heirs and assigns, forever. Said expenses of maintenance shall be prorated as provided in Paragraph 13 above. There are hereby reserved mutual easements and rights-of-way for ingress and egress and parking through, on, and across the lots for the benefit of the present and future owners and lessees, their patients, clients, and customers. Nothing herein, however, shall prevent an owner or lessee from making changes or improvements in his property so long as consistent with the other provisions of these covenants.

15. The restrictions, rights, conditions and covenants contained herein may be amended, changed or altered by a vote of the owners of eighty-five (85%) percent of the building area as shown as Parcels A through E as set out in paragraph 1, supra. For purposes of this paragraph, a lessee of property covered by these provisions shall be deemed the owner thereof, if entitled to its use and enjoyment.

16. If any of the parties hereto or their heirs, successors, or assigns, or any other person or persons shall violate or attempt to violate any of the rights, restrictions, conditions, or covenants herein contained, any of such parties, their heirs, successors, or assigns, or any other person or persons owning or having an economic interest in real property herein covered shall have the right to prosecute any lawful proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions, rights, conditions, or covenants, to prevent him or them from doing so or continuing to do so and/or recover damages for such violation or attempted violation; that neither a delay in enforcement nor a failure to enforce any one or more of said rights, restrictions, conditions or covenants shall constitute a waiver of the right to do so thereafter as to the same or to any subsequent violation or attempted violation.

17. All provisions herein contained shall be severable, and invalidation of any one or more of them by judgment or court order shall in no wise affect any of the others, which other provisions shall remain in full force and effect.

18. The undersigned shall have the right to include in any contract, deed or lease hereafter made covering property owned by them, any additional rights, restrictions, conditions or covenants which are not inconsistent with and which do not lower the standard of the rights, restrictions, conditions, and covenants set forth herein.

19. The provisions of the foregoing paragraphs and this paragraph shall be construed as covenants running with the land and shall be binding upon and enforceable by any and all of the parties hereto, their agents, heirs, successors, or assigns, or any other person or persons owning or having an economic interest in real property hereby covered for a period of ten years from date, after which time said covenants shall be automatically extended for successive periods of five years, unless an instrument signed by the owners of seventy-five (75%) percent of the total building area shown as Parcels A, B, C, Part Parcel C-1, Part Parcel C-2, D and E (on that plat recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 7-0 page 46, known as Eastside Professional Court) has been recorded in the R.M.C.

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