

with all the provisions of this paragraph unless notice to the contrary shall have been recorded in the public records of Greenville County or legal proceedings shall have been instituted to enforce such compliance.

(b) In the event that the Declarant shall fail for a period of forty-five (45) days to approve or disapprove any plans, specifications or plot plans submitted to them for approval, the same shall be deemed to have been approved.

6. During construction and prior to the occupancy of any dwelling constructed or erected on any plot, the Declarant shall be entitled to inspect the same to ascertain that the construction thereof is proceeding or has been completed in accordance with the plans and specifications. No dwelling shall be occupied until a final inspection has occurred and the Declarant has certified in writing that its construction has been completed in accordance with the plans and specifications.

7. The plans and specifications to be submitted to the Declarant shall show the nature, kind, shape, height, materials, floor plans, color scheme, location of such structural work to be done, the grading plan of the plot to be built upon, and the proposed square footage of the dwelling and the Declarant shall have the right to refuse to approve any such plans and specifications, grading plans, or proposed square footage which are not suitable or desirable in their option for esthetic or any other reasons, and in so passing upon such plans and specifications and grading plans, shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built, the harmony of said structure with the surroundings and the effect of the building or other structures as planned and on the outlook from the adjacent or neighboring property.

8. No building and no addition to any building and no structure or object shall be erected, placed or maintained on any lot having less than three hundred (300) square feet nor more than seven hundred (700) square feet with two (2) bedrooms maximum, nor be located nearer than five (5') feet from any side property line and ten (10') feet from any front or rear line. The Declarant shall in all cases have the right to determine and designate the building lines necessary to conform to the general



4328 RV-2