

1149-052

by the Architectural Committee if in the opinion of the Committee the proposed residence would be in keeping with the overall concept of the subdivision.

#### APPROVAL OF PLANS

(1) The Architectural Committee for this subdivision shall be composed of:

- a. David B. Mann
- b. James R. Mann
- c. A competent, experienced builder and contractor licensed by the State of South Carolina who shall be selected by the other two members.

In the event of a vacancy on the Architectural Committee or the failure or inability of any member to act, the vacancy shall be filled temporarily or permanently as may be necessary by appointment by the other two members. The appointment shall be within the categories set forth above. The members of the Architectural Committee shall be appointed for a term of five years but may be reappointed for additional terms with no limit on the number of additional terms to which they can be reappointed. In all matters, a majority vote shall govern.

(2) No improvements shall be erected, placed, altered or changed on any lot in this subdivision until and unless the building plans, specifications and plot plan showing the proposed type of construction, exterior design and location of such residence have been approved in writing by the Architectural Committee as to conformity and harmony of external design and consistence of plan with existing residences on other lots in the subdivision and as to the location of the structure with respect to topography and finished ground elevation.

(3) In order to prevent duplication of building or improvements to be constructed in this subdivision, the Committee is vested with full authority to approve or disapprove plans for the construction of any building or improvement with its major features so similar to an existing building or improvements as to be considered a substantial duplication thereof in the discretion of the Committee. The Architectural Committee shall further have the right to refuse to approve any such plans, specifications, plot plans or landscape plans; the Committee shall take into consideration the suitability of the proposed building or other improvement, the materials of which it is to be built, whether or not it is in harmony with the surroundings and what effect it will have on other residences already constructed and what effect it will have on the outlook from adjacent or neighboring property.

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