

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) R.M.C. HENSLEY
PROTECTIVE COVENANTS FOR
CREEKSIDE PARK, GREENVILLE, SOUTH CAROLINA

LEATHERWOOD, WALKER, TODD & MANN

T.M.M. OF GREENVILLE, a South Carolina Limited Partnership, is the owner of a tract of land situated in the County of Greenville, State of South Carolina, and said tract is being developed as a commercial subdivision known as Creekside Park, as shown on a plat entitled "Creekside Park" prepared by W.R. Williams, Jr., Engineer/ Surveyor, Inc., PE & LS, dated January 2, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-A at Page 77. It is the purpose of this instrument to establish restrictive and protective covenants applying to the property on said plat.

1. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty (20) years from the date of this instrument and shall be automatically extended for successive like periods unless there is an instrument in writing executed by a majority of the then lot owners who by agreement, may modify, amend or abandon these restrictions, such owners agreement shall be recorded in the RMC Office for Greenville County. In the event any party or parties or any of them, their heirs, successors or assigns, shall violate any one or more of the covenants herein contained, it shall be lawful for any person or persons owning any property shown on the aforesaid plat to prosecute or institute any proceeding at law or in equity to enforce any or all of these covenants.

2. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the remaining provisions which shall remain in full force and effect. All of the property affected by these restrictions shall be known and described as industrial and/or commercial lots.

3. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plans showing the location of such building have been approved in writing as to the conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by an architectural committee composed of James T. Miller, James Ungaro, James Traweck, or by a representative designated by majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design or to designate a representative with like authority. In the event said committee or its designated representative, fails to approve or disapprove such designs and location with thirty (30) days after said plans and specifications have been submitted to it or in the event if no suit to enjoin the erection of such building or the making of such alterations has

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