

13. The subdivider has the right to come in and complete the construction of any dwelling if said construction has not been completed by the lot owner within one (1) year after the beginning of said construction. The subdivider shall have a lien on the property for the amount of expenses incurred in finishing the construction.
14. A perpetual easement is reserved by the subdivider, its successors and assigns, in, on, and over the rear six (6) feet of each lot, and in, on, and over a six (6) foot strip along each side lot line, for utility, water, or other community improvement, installation, and maintenance.
15. No building shall be erected on any residential lot until the design and location thereof have been approved by the Architectural Committee of AMERICAN MORTGAGE & INVESTMENT COMPANY and subject to change from time to time. If the Committee shall not disapprove in writing by registered mail or other sufficient communication within thirty (30) days after the submission of plans, the plans shall be deemed accepted.
16. No trees or major shrubbery shall be removed from the premises under contract of sale without express permission of the Architectural Committee under the same conditions as outlined in No. 15.
17. The subdivider reserves unto itself, its successors and assigns, the right to contract for and/or install water lines, in said subdivision. Upon subdividers entering into a contract for the installation of such water lines, subdivider shall have the right to assess all lot owners in said subdivision in an amount equal to one one hundred eleventh (1/111) of the total contract price of said installation; provided, however that such assessment shall in no event exceed the sum of Three-hundred (\$300.00) Dollars per lot; and provided further that said assessment shall be applied to each lot in said amount whether one or more lots are owned by the same party. Upon written notice being given to the owner of such lot or lots, this assessment shall constitute a lien upon the lot so assessed until same is paid.
18. Subdivider reserved unto itself, its successors and assigns the right to change, amend, modify or Release by instrument in writing any portion of these restrictive covenants when in the sole discretion of subdivider, such change, amendment, modification or release, is warranted.

IN WITNESS WHEREOF, AMERICAN MORTGAGE & INVESTMENT COMPANY, a South Carolina Corporation, has caused these presents to be executed by its proper signatory officer and its Corporate Seal affixed hereto, this 29th day of August, 1963.

AMERICAN MORTGAGE & INVESTMENT COMPANY
BY:

In presence of:

John S. Toporek
Sharon Adams

Ernie Yankel, Pres.
Melvin Long, V. Pres.

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