

PAGE THREE

I. No bathing pools shall be constructed or maintained on any lot unless it is surrounded by a sightly screening fence.

J. All driveways in the lots shall be paved with either asphalt or concrete paving.

K. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

L. These lots shall not be re-cut as to face in any direction other than as shown on the recorded plat.

M. No fence or wall shall be constructed or maintained along the front property line of any lot, nor shall any hedge or fence higher than three feet be built or maintained between the building line and the street.

ARTICLE II.

The Architectural Control Committee shall be composed of M. William Bashor, Jr., Route 9, Audubon Road, Greenville, South Carolina and Robert O. Vickery, 11 Tranquil Avenue, Greenville, South Carolina.

A. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.

B. Procedure. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced, prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

C. The Architectural Control Committee shall have submitted to it all plans and specifications showing buildings to be constructed upon numbered lots. It shall have the authority to approve or disapprove such plans and specifications. No building shall be erected or altered on any lot until these plans and specifications together with a plat showing the location of the structure upon the lot has been approved by the Committee as to the quality of workmanship and materials, the harmony of external design with existing structures, and the location with respect to topography and finish grade elevation.

D. The Committee may, by unanimous vote, grant a waiver of requirement for the set-back lines, for the side lines, and for the lot lines either prior to construction or after violation; provided, in the opinion of the Committee such a waiver should be granted because of topography, the shape of any platted lot, or any other reason which, in the opinion of the Committee, would make it impossible or impractical to comply with the established requirements; provided further, in the opinion of the Committee, such a waiver will cause no substantial injury to any other lot owner. In no event may the Committee approve or ratify a violation of the front set-back lines of more than five feet (5') unless the purpose and