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GREENVILLE CO. S. C.
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VOL 1115 PAGE 793

DONNIE S. FANKERSLEY
R.M.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

) RESTRICTIVE COVENANTS APPLICABLE TO THAT
) PROPERTY KNOWN AS EASTSIDE PROFESSIONAL
) COURT, SHOWN ON PLAT DATED June, 1979
) AND RECORDED IN RMC OFFICE FOR GREENVILLE
) COUNTY, S. C. IN PLAT BOOK 1-0 PAGE 46
) OWNED BY BENJAMIN W. LEWIS & WILLIAM J.
) WIRTHLIN

WHEREAS, the undersigned are the owners of all the property shown on the above-mentioned plat; and

WHEREAS, the said undersigned propose to develop the said property for use as professional offices and desire to maintain thereon a general uniform scheme of quality, construction, appearance, and alignment in the construction, placement and design of improvements to be built upon said property;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That in consideration of the mutual covenants and promises herein contained and other good and valuable considerations, the parties hereto do by these presents impose the following covenants and restrictions upon the sale, transfer and uses of the property shown on the above-mentioned plat:

1. All parcels designated as Parcels A, B, Part Parcel C-1, Part Parcel C-2, C, D and E on said plat shall be designated for professional office buildings only. However, this prohibition shall not preclude any profession or entity from utilizing said realty in a medical or dental-related retail business endeavor such as a pharmacy, optician and/or any other retail sales outlet type business that is related to the medical or dental profession.

2. No building, structure or accompanying facility of any kind, including external signs or other forms of advertising shall be erected or altered on any part of said property until preliminary plans, final plans, specifications, construction materials and location have been approved in writing by the Architectural and Design Committee. Primary consideration in granting or refusing such approval shall be: Quality of design, completeness of drawings, materials, harmony of external design with existing structure, and any other appropriate and reasonable considerations. If the Architectural and Design Committee, its successors and assigns, do not act on any application made to it for approval within thirty (30) days, such applications shall be deemed approved. Said Committee shall be composed of Benjamin W. Lewis, William J. Wirthlin, a registered architect, and such other members as these members, in their sole discretion, shall deem appropriate or advantageous. 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, and to designate a successor or successors to the member or members so dying or resigning or to designate a representative to act for the Committee. It being the intent of the parties hereto that the Committee shall be autonomous.

3. Each owner may put a building on all of the building area he has purchased within the area designated Parcels A-E, as set out in paragraph 1, supra, or portions thereof, but cannot go beyond these building lines as reflected on said plat, either at the ground level or above, except entrance canopies, walkways and driveways. Entrances, canopies and walkways may extend normally to the front of the building and out to the building edge of the sidewalk approximately five (5) feet from the extruded curb, but no farther than this.

4. No structure of a temporary character, including trailers, basements, tents, shacks, garages, barns, or outbuildings shall be used on any lot at any time, either temporarily or permanently, except as required for and during construction work.

5. Property owners shall landscape the property between their

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