

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.

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 line of more than five feet (5') or of a side line of more than four feet (4'). In no event shall the Committee approve the resubdividing of a lot or changing the lot line unless such shall be done to add to and increase the size of an adjacent lot; provided no such change shall decrease the frontage of any lot shown upon the Plat by more than five feet (5') unless the purpose and reason for division is to divide the lot between the owners of the adjacent lots to thereby increase the size of both adjacent lots.

Such a waiver whether for permission or ratification as provided in this paragraph shall be done in writing in a manner that it can be recorded, and it shall be binding upon all persons.

ARTICLE III

Additional Property. The declarant may from time to time subject additional real property to the restrictions, covenants, reservations liens and changes herein set forth by appropriate reference hereto.

ARTICLE IV

Validity. If any section, subsection, sentence, clause, or phrase of these covenants and restrictions for any reason held to be unconstitutional or invalid, such decision shall not effect the validity of the remaining portions of the covenants and restrictions.

WITNESS my hand and seal this the 9th day of April, 1964.

WITNESSES:

Diane Wakefield
Lila S. Maxwell

I. H. Philpot, as Trustee (LS)
I. H. Philpot, as Trustee

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me *Diane Wakefield* and made oath that she saw the within named I. H. Philpot, as Trustee, sign, seal and as his act and deed deliver the within Protective Covenants; and that she with *Lila S. Maxwell* witnessed the execution thereof.

Diane Wakefield

SWORN to before me this the 9th day of April, 1964.

Lila S. Maxwell (LS)
Notary Public for South Carolina

Recorded April 9, 1964 At 4:41 P.M. # 28761