

questions and issues designated to come before it by the provisions herein. Said committee shall decide all matters before it by a majority vote.

N. Structural Materials. The outside walls of any and all buildings or other structures erected or constructed on the premises shall be of face brick or such other fireproof or fire-resistant material approved in writing as provided in Section M.

O. Easement Rights. The Grantor reserves a 10 foot easement along all side and rear lot lines for utility, drainage or other public improvement purposes. These easements shall not be used for public street or access purposes.

CLAUSE IV

ADDITIONAL RIGHTS, RESTRICTIONS, CONDITIONS OR COVENANTS

The undersigned shall have the right to include in any contract, deed or lease hereafter made covering property owned by them, any additional rights, restrictions, conditions or covenants which are not inconsistent with, and which do not lower the standards of the rights, restrictions, conditions and covenants set forth herein.

CLAUSE V

VIOLATIONS

If any of the parties hereto or their heirs, successors or assigns, or any other person or persons shall violate or attempt to violate any of the rights, restrictions, conditions or covenants herein contained, any of such parties, their heirs, successors or assigns, or any other person or persons owning or having an economic interest in real property herein covered shall have the right to prosecute persons violating or attempting to violate any such restrictions, rights, conditions or covenants, to prevent him or them from doing so or continuing to do so, and/or to recover damages for such violation or attempted violation; that neither a delay in enforcement nor a failure to enforce any one or more of said rights, restrictions, conditions or covenants shall constitute a waiver of the right to do so thereafter as to the same or to any subsequent violation or attempted violation.

CLAUSE VI

TERMINATION OF COVENANTS

The provisions of the foregoing paragraphs and this paragraph shall be construed as covenants running with the land and shall be binding upon and enforceable by any and all of the parties hereto, their agents, heirs, successors or assigns, or any other person or persons owning or having an economic interest in real property hereby covered until January 1, 2000, after which time said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by 90 percent of the owners representing 90 percent of the total area of said property has been recorded in the R.M.C. Office for Greenville County, setting forth a properly executed agreement to amend, alter or change said covenants in whole or in part.

CLAUSE VII

VALIDITY

All provisions herein contained shall be severable, and invalidation of any one or more of them by judgment or court order shall in no wise affect

(Clause VII continued on Page 5)

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