

Section 12. Title to Common Areas. The Declarant hereby covenants that it convey by one or more conveyances, by quit claim deed, the title to the Common Areas to the Association, subject to:

- (a) Restrictive covenants and easements;
- (b) Documents of record in the RMC Office for Greenville County, South Carolina; and,
- (c) The following covenant which shall be deemed to run with the land and shall be binding upon the Association, its successors and assigns:

In order to preserve and enhance the properties' values and amenities of Pebble Creek Development, the Common Areas, and all facilities now or hereafter constructed or installed thereon shall at all times be maintained in good repair and condition and shall be operated and maintained in accordance with standards appropriate to a high quality residential community.

The conveyance of the Common Areas by the Association shall be completed when reasonably feasible, but in any event prior to January 1, 1988.

ARTICLE VI

ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an architectural committee composed of Arlon O. Jones, William W. Godshall, and a licensed architect designated by Arlon O. Jones and William W. Godshall. In the event said committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. Neither the members of such committee or their designated representative will be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative shall cease on and after January 1, 1988.

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