

Thereafter, the approval described in these covenants shall not be required, unless prior to said date and effective thereon a written instrument shall be executed by the then record owners of a majority of the Lots in this subdivision and duly recorded appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

ARTICLE VII

USE RESTRICTIONS

Section 1. The following building restrictions or protective covenants are hereby imposed on the numbered lots as shown on a plat of Pebble Creek Development, Phase 1, recorded in the RMC Office for Greenville County, S. C., in Plat Book "5 D", at Pages 1, 2, 3, 4, and 5, and also upon such additional lots as Declarant may add by future sections to Pebble Creek Development.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1988, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the Lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Section 2. The numbered lots as shown on said plat shall be used solely and exclusively for single family, detached, residential dwellings and shall not be used for commercial and business purposes, provided, however, that nothing herein shall be construed to prevent the owner, that is to say, Pebble Creek Development, a Partnership, its successors or assigns, from maintaining temporary offices and storage on any lot, or lots while the subdivision is being developed. Also, it is understood and agreed that any of the lot or lots so designated by Pebble Creek Development, a Partnership, may be used to establish recreation facilities for the benefit of the subdivision.

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