

b. Permits Required

- (1) Demolition permit required. No building or structure other than those scheduled for demolition under this Plan shall be demolished within the Renewal Area before the issuance of a demolition permit.
- (2) Building permit required. No structure or facility shall be constructed in the Renewal Area before the issuance of a building permit. A building permit shall not be required for the necessary construction, replancement, or maintenance by a public utility organization of its outside plant facilities, including such items as poles, cross arms, wire, cable and drops.
- (3) Sign permit required. No sign requiring the issuance of a permit by the City shall be erected, hung, placed, painted in place, or structurally altered within the Renewal Area before such permit has been issued. No permit shall be required for a mere change of copy on a sign, the customary use of which involves frequent or periodic changes of copy.

c. Procedure to be Followed for Permits

Applications for all demolition permits, building permits, and sign permits shall be made to the Director of Inspections. Permits shall be issued only for uses and structures which meet the requirements of this Plan and the applicable codes and ordinances of the City. The procedures for applications, permits, inspections and appeals related to such codes and ordinances of the City shall be as established by Law.

5. Effective Duration of Land Use Standards and Controls

All provisions and requirements of this Plan shall become effective when approved by the City of Greenville, South Carolina and shall remain in effect until January 1, 1995. Restrictive covenants drawn from the Plan shall remain in effect for the same duration.

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 of the aforementioned parcels or parts thereof to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.