

IV. EASEMENTS

1. An easement is reserved over the rear and side lot lines 5 feet in width on each lot for the installation, operation and maintenance of utilities and for drainage purposes. Such easements across the lots as are shown on the recorded Plat are also reserved.

The right is further reserved within the 5 foot easement for grade changes and tree removal, if necessary, for the purpose of proper landscaping and drainage, all subject to the approval of the Architectural Committee.

V. MISCELLANEOUS

1. No signs shall be permitted on any residential lots except that a single sign offering property for sale or for rent may be placed on any such lot provided such sign is not more than 24 inches wide by 20 inches high.

2. The property within the subdivision is hereby declared to be a bird sanctuary and any hunting of any wild birds is hereby prohibited.

3. Nothing herein contained shall be construed to prevent Hollyton, Inc., or their successors and assigns, from maintaining temporary sales offices and storage on any lot while the subdivision is in the process of being developed and houses constructed within the development.

4. The covenants herein contained are to run with the land and shall be binding on all persons claiming under them until the 31st day of December, 1990, at which time the covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots, it is agreed to change said covenants and building restrictions in whole or in part.

5. If the undersigned, or their successors, heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person owning any real property situated in said 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 to prevent him or them from so doing or to recover damages or other dues for such violation.

6. Invalidation of any one or more 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.

IN WITNESS WHEREOF, the developer has hereunto set its hand and its official seal, this the 19th day of August, 1976.

[Signature]

HOLLYTON, INC.

[Signature]

By: [Signature]
Sam S. Patterson, President

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

P R O B A T E

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within-named Hollyton, Inc., by its duly authorized officer, sign, seal and as its act and deed, deliver the foregoing Building Restrictions or Protective Covenants and that (s)he, with the other subscribing witness, witnessed the execution thereof.

SWORN to before me this 19th day of August, 1976.

[Signature]
Notary Public for South Carolina
My commission expires: 9/30/80

[Signature]

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