

BOOK 1161 PAGE 384

RESTRICTIVE COVENANTS ATTACHED TO AND
MADE A PART OF A WARRANTY DEED FROM
ALLIANCE HAYWOOD ASSOCIATES TO LLOYD D. AUTEN
DATED THE 21st DAY OF January, 1982

The real property conveyed in the annexed Deed is sold and conveyed subject to the following covenants and restrictions, which are hereby agreed to and declared to be and constitute covenants running with the land, binding upon the Grantee, its successors and assigns for a term of 10 years from the date of this Deed, to wit:

1. In no event shall any grading, development or construction of any kind or nature whatsoever be commenced on said property until a preliminary set of plans and specifications for all buildings and other structures proposed to be constructed on said property have been submitted to and have been approved in writing by Grantor. Such plans and specifications shall include:

- (a) A site plan showing the location of all buildings or other structures and the location of parking areas and driveways.
- (b) Complete details for the grading, drainage, utility service, paving, exterior lighting, landscaping and signage.
- (c) Front, side and rear elevation drawings for all buildings or other structures.
- (d) Wall sections.
- (e) Finish details.
- (f) Detailed identification of construction materials and colors.

Grantor shall have the right to refuse to approve any such plans, or any specific aspects thereof, to the extent that they are deemed not suitable, desirable or appropriate by Grantor for aesthetic reasons or reasons that would adversely affect the market value of Grantor's property in the immediate area.

In the event of the disapproval of any such plans or specifications, or any portions thereof, Grantor shall give written notice to Grantee of the reasons for such disapproval within thirty (30) days after such plans and specifications have been submitted to Grantor. In the event Grantor has failed affirmatively to approve or disapprove said plans and specifications within thirty (30) days after such submission, such plans and specifications shall be deemed to be approved.

All buildings, structures or other improvements erected upon said property shall be constructed in accordance with the preliminary plans and specifications so approved by Grantor. Any changes to the aforesaid plans and specifications

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
JAN 22 1982
TAX 580.00

GREENVILLE COUNTY

095428

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ P.B. 10511
JAN 22 '82
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