

STATE OF SOUTH CAROLINA ) Building Restrictions and  
 ) Protective covenants applicable  
COUNTY OF GREENVILLE ) to Property known as "Coral  
 ) Pointe Subdivision", as shown  
 ) on Plat recorded in Plat Book  
 ) (WASLEY) 9-W at Page 80.

The undersigned, being the owner of all lots and tracts of land shown on plat of property known as Coral Pointe Subdivision, Greenville County, South Carolina, prepared by Freeland and Associates, January 9, 1984, do hereby impose on the lots and tracts, the covenants and restrictions hereinafter set forth which shall be binding on all parties and all persons claiming under them until January 1, 2005 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 it is agreed to change or abrogate 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 situate 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 to prevent him or them from so doing, or to recover damages or other dues for such violation. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

1. All numbered lots in the subdivision shall be known, designated and used as residential lots and no business, trade or commercial activity of any kind shall be conducted in any building or on any portion of said numbered lots.

2. No building shall be erected, placed or altered on any building lot in this subdivision until the building plans, specifications and plat plan showing the location of such building shall have been approved in writing as to conformity and harmony of external design and materials with existing structures in the subdivision and as to location of the building with respect to topography and finished grounds elevation by a committee composed of Laura S. Branch or her designated representative. In the event the said Laura S. Branch or her designated representative, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to her, or in the event, if no suit to enjoin the erection of such buildings or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. The powers and duties of Laura S. Branch or her designated represented, shall cease on and after January 1, 1995. 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 comittee.

3. No building shall be located nearer to the front lot line or nearer to the side stret line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot with the exception of the corner lots on which this requirement may be waived by the committee described in Section 2 herein.

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