

FILED
GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. YANKERSLEY
R.M.C.
)

Building restrictions or protective covenants applicable to Saxon Terrace Subdivision, Phase I as shown on plat made by Donnie S. Yankersley and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-M at Page 76.

The following building restrictions or protective covenants are hereby imposed by the undersigned, who is the owner of all of the lots in Saxon Terrace, Phase I as shown on plat thereof recorded in the RMC Office for Greenville County, S.C., in Plat Book 10-M at Page 76. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 2000, at which time said covenants shall be automatically extended for successive periods for ten years unless by a majority of the then owners it is agreed to change said covenants in whole or part.

If parties hereto, or any of them or their heirs or assigns or successors, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other 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 covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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

The following building restrictions and protective covenants are imposed on the realty described hereinabove:

(1) No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height, and a private garage for not more than two cars. This property shall be used only for single-family residences.

(2) No building shall be erected, placed or altered on any building plot in this subdivision until the building plans (including construction materials, and plot plan showing the location of such building has been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished grade elevation by N. Larry Bryson, Douglas Kenmore and Eston L. Rodgers, or either of them, or a committee to be appointed by them, of which N. Larry Bryson shall be the chairman, or by a representative designated by a majority of the members of such committee. The undersigned property owner reserves the right to change or increase the membership of said committee at any time. In the event of death or resignation of any member of said committee, the remaining member or members shall have full

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