STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS APPLICABLE TO LOTS AND TRACTS NUMBERS ONE (1) THROUGH THIRTY-FIVE (35) INCLUSIVE OF BOILING SPRINGS ESTATES, THE PROPERTY OF WILLIAM R. TIMMONS, JR., ACCORDING TO A PLAT OF RECORD IN THE R. M. C. OFFICE FOR GREEN-VILLE COUNTY IN PLAT BOOK YY AT PAGES 14-15.

The following building restrictions or protective covenants are hereby imposed by the undersigned, who is the owner of Lots and Tracts Numbers 1 through 35 inclusive of Boiling Springs Estates according to a plat of record in the R. M. C. Office for Greenville County in Plat Book YY at Pages 14-15.

These Covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1986, at which time said Covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said Covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the Covenants herein, it shall be lawfui for any person or persons owning any real property situated 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 one of these Covenants by judgment or court order shall in no wise affect any of the provisions, which shall remain in full force and effect.

- 1. These lots shall be used solely and exclusively for residential dwellings.
- 2. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have 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 ground elevation, by a committee composed of J. Mack Woods, W. T. Patrick and Wm. R. Timmons, Jr., or by a representative designated by a majority of the members of said committee. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved. In the event of the death or resignation

(Continued on Next Page)