STATE OF SOUTH CAROLINA   )
)
COUNTY OF GREENVILLE   )

RESTRICTIVE COVENANTS
SUMMERPLACE
PLAT BOOK _9F_ PAGE _49_

The undersigned Summerplace Limited Partnership, the owner of all numbered lots, as shown on plat of subdivision known as Summerplace, as more fully shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book _9-F_ at Page(s) _49_, which plat was prepared by James R. Freeland, dated _February 6, 1983_, does hereby impose on the numbered lots shown thereon, the same being Lots 1 through 39 inclusive, the covenants and restrictions hereinafter set forth which shall be binding on all parties and all persons claiming under them until the first (1st) day of January, 2013, 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 of the lots it is agreed to change or abrogate said covenants in whole or in part. In such vote each lot shall be entitled to one vote and only one vote.

If the undersigned, its successors or assigns, any lot owner in said subdivision, or anyone else shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons owning any lot 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 dues for such violation.

Invalidation of any one of these covenants shall in no wise affect any of the other provisions which shall remain in full force and effect.

I.

PURPOSE OF RESTRICTIVE COVENANTS

1.1 The fundamental object and purpose of these restrictive covenants is to create a harmonious whole in the development or subdivision, to prevent the building of any structure which would be out-of-keeping with the other dwellings, to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of