STATE OF SOUTH CAROLINA )
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COUNTY OF GREENVILLE )
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BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS APPLICABLE TO LOTS SHOWN ON PLAT OF WEDGEWOOD PLACE, SECTION I, RECORDED IN THE OFFICE OF THE RMC FORGREENVILLE COUNTY IN PLAT BOOK 9-F AT PAGE 76.

The following building restrictions or protective covenants are hereby imposed on lots shown on a plat of Wedgewood Place, Section I, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-F at Page 76.

These covenants are to run with the land and shall be binding on all persons claiming under them until June 1, 1993, 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 or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development of 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 other provisions which shall remain in full force and effect.

1. These lots shall be used solely and exclusively for single-family residential dwellings and shall not be used for commercial or business purposes, provided, however, that nothing herein shall be construed to prevent the developer, that is to say, Independent Properties, Inc., or its successors or assigns, from maintaining temporary offices and storage on any lot while the subdivision is being developed.

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 shall have been approved in writing as to conformity and harmony of external design and materials with existing structures to topography and finished gound elevation by a committee composed of Hollis Wiygul, Buster Mobley and Shelby Canham or by a representative designated by said committee. In the event of the death or resignation of any member of said committee, the remaining member shall have full authority to approve or disapprove such design and location or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in any 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 wth. Neither the members of such committee, nor their designated representative, will be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative shall cease on and after June 1, 1991. 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