

3. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event no buildings shall be located on any residential building plot nearer to the front line than building setback line shown on the recorded plat, and no building shall be erected nearer side lot line than 10% of the width of the lot, nor nearer than 10 feet to the rear lines of lot.
4. No residential structure shall be erected or placed on any building plot which plot has an area of less than 7500 square feet and no lot shall be recut so as to face in any direction other than as shown on the recorded plat.
5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
6. No brailer; basement, tent, shack, garage, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
7. No dwelling having less than 1,000 square feet of first floor area exclusive of porches, breezeways, carports, or boiler rooms shall be constructed on any lot in this subdivision excepting lots No. 2, 16, and 17; and no dwelling shall be constructed on said lots Nos. 2, 16, and 17 having less than 1,100 square feet or first floor area exclusive of porches, breezeways, carports, or boiler rooms. No temporary structure or low cost housing projects, shall be erected in this subdivision. No prefabricated buildings shall be allowed unless they meet with the standard and approval of the Planning Committee.
8. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.
9. A 5-foot drainage easement is reserved on all side and rear lot lines.
10. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as Berea Water and Sewer District sewerage disposal becomes available.

WITNESS our hands and seals this 3rd day of April, 1956.

Signed, sealed, executed and delivered in the presence of

Robert N. Daniel, Jr.
Janet Callanam

R. O. Nichols
 R. O. Nichols
Daniel J. Harkins
 Daniel J. Harkins
Stella Harkins
 Stella Harkins
Aaron S. Powers
 Aaron S. Powers
Ruth G. Powers
 Ruth G. Powers
Lucia H. Harkins
 Lucia H. Harkins

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Janet Callanam who on oath says that she saw the above named parties sign, seal and as their act and deed deliver the foregoing written agreement and that she with Robert N. Daniel, Jr. witnessed the execution thereof.

SWORN to before me this 3rd day of April, 1956.

Robert N. Daniel, Jr.
 Notary Public for S. C.

Janet Callanam