

Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant, but, at the expense of Furman University, such committee may employ and compensate architects and others professionally qualified to advise the committee in the proper discharge of its responsibilities hereunder. The powers and duties of such committee and its designated representative shall cease on and after January 1, 1978. Thereafter, the approval required in this covenant shall not be required unless prior to said date and effective thereon a written instrument shall be executed by the then owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by such committee.

C. 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.

D. No trailer, basement, tent, shack, garage, barn 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.

E. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 2000 square feet in the case of a one-story structure nor less than 1500 square feet on the first floor in the case of a one and one-half, two or two and one-half story structure.

F. No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back line shown on the recorded plat. No building shall be located nearer to any interior side lot line than the distance represented by ten percent of the width of the lot (at the building set back line) on which said building is to be located. The main structure erected on any lot shall face the street on which such lot faces, except that on those lots on which an arrow appears on the recorded plat, such structure shall face in the direction designated by such arrow.

G. In addition to drainage easements shown on the recorded plat a five-foot easement is reserved along each side of all side and rear lot lines for drainage and utility installation and maintenance.

H. No surface closet shall ever be used on any portion of any of said lots; until such time as public sewerage disposal facilities shall be available, all sewerage disposal shall be by septic tanks or other underground disposal facilities approved by the appropriate public health authorities.

I. No numbered lots in this subdivision shall be recut so as to face any direction other than as shown on the recorded plat hereinafter referred to, nor shall any of said lots be resubdivided so as to create an additional building lot. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purpose of conveying the same to an adjoining lot owner; but under no circumstances may an owner of any lot sell, lease or permit the use of any part of said lot as a way or entrance to any other property, whether within or without this subdivision.

J. No fences more than four feet in height shall be built across the front of any lot or along any side line in front of the residence thereon.