

APR 28 1960

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OLLIE FARRNSWORTH
R.M.C.

BOOK 649 PAGE 197

RESTRICTIONS APPLICABLE TO PLAT OF
PINEHURST SUBDIVISION RECORDED IN
PLAT BOOK _____, PAGE _____:

1. All lots in said tract shall be known and designated and used as single family residential lots.
2. The building line shown on said Plat recorded in Plat Book _____, Page _____, shall be adhered to at all times.
3. No building of any kind shall be located nearer the front lot line or nearer to the side street line than the building line shown on the recorded plat.
4. The side yard building lines shall be not less than 6 feet or 10% of the width of the lot whichever is greater up to a maximum of 12 feet.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any of the lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence.
6. No garage or accessory building shall be erected nearer than 5 feet to the side or rear lot line.
7. A five foot easement is reserved along the side and rear lines of each lot for drainage and utilities.
8. No fence shall be constructed on any lot or lot line nearer the street than the front building line shown on the plat, except that hedges and/or ornamental fences not exceeding 3 feet in height shall be permitted.
9. All one or two story dwellings constructed on these lots shall have not less than 1300 square feet on the ground floor. In determining this floor space, carports, attached garages and porches shall not be included.
10. The purchaser of each lot shall be entitled to one tap on the water main in front of the lot purchased, which tap shall be used for domestic purposes. All taps shall be at the purchaser's expense and subject to the regulations of the Greenville City Water Works.
11. No chickens or livestock shall be kept or raised on any lot.
12. No noxious or offensive trade or practices which shall constitute a nuisance shall be carried on or conducted on any of the lots or any portion of the lots hereinabove referred to.
13. All sewer disposal shall be by septic tank meeting the approval of the State Board of Health until such time as other suitable means of sewer disposal is available.

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