

5. No structure shall be erected on any residential building lot nearer than thirty-five (35) feet or further than Fifty (50) feet from the front lot line, or nearer than Six (6) feet from side lot lines or rear lot lines, INCLUSIVE of garages and carports, with exceptions of detached garages which must be located on the rear one-third (1/3) of the lot and not nearer than three feet (3) from the side lot or the rear lot line. If the owner elects to use two lots for one dwelling, then the dividing lot line will be regarded as non-existent. The set back provision herein may be altered by the subdivider whenever in its sole judgement the topography or configuration of any lot would so require.
6. No permanent home shall be built on any of said lots containing less than Twelve Hundred (1200) square feet for one-story single family dwellings, exclusive of open porches, breezeways, carports and garages, nor less than Six Hundred (600) square feet on the ground floor of a two-story dwelling, exclusive of open porches, breezeways, carports and garages. All homes must be built of stuccoed concrete block, brick veneer or better. All structures shall be completed before occupancy.
7. None of the said lots shall be subdivided nor its boundary lines changed from the location shown on said plat hereinabove referred to; provided, however, that this restriction shall not apply to a situation where, through inadvertent bona fide error or mistake in precise and exact calculation by surveyor and/or contractor, a permissible structure is erected either upon a lot line or so close to same as to constitute a violation of paragraph 5 above; and the boundary line readjustment made necessary by such error or mistake is relatively minor, leaving the general layout of the subdivision, as a result of such change, substantially unaffected; nor shall any portion of, or any less than, the whole of any one of said lots be sold or conveyed, save that any lot may be subdivided into two portions, which portions shall be owned by the respective owners of the two adjoining lots on each side thereof, so as to become parts thereof; PROVIDED, HOWEVER, that only one private detached single-family dwelling or one permissible structure, with other permissible buildings, may be erected on the whole of the property thus combined into one lot.
8. Sewage disposal systems shall be constructed and maintained in accordance with State Board of Health requirements. At such time when a sewage disposal system is installed by the County of Greenville or other cognizant political subdivision, or subdivider, private or septic sewerage systems must be filled in, sealed, or removed in accordance with applicable State Board of Health requirements.
9. No stagnant water, stale garbage, or any other unsanitary or unhealthy condition conducive to the breeding of mosquitoes, or flies, or otherwise prejudice to the health, on any lot hereafter conveyed, shall be permitted by the owner of such lot.
10. No animal, except house pets, shall be kept or maintained on any lot hereafter conveyed.
11. No noxious or offensive trade or activity shall be carried on or upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
12. No trailer, basement, tent, shack, garage, barn or other outbuildings erected in the tract or any lot shall be at any time used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

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