

III.

SET BACKS, LOCATION AND SIZE OF IMPROVEMENTS AND OF BUILDING PLOTS

3.1 No building shall be erected on any lot nearer to the front lot line than the building set back line as shown on the recorded plat and in all events the building shall not be nearer to the front lot line than 30 feet. All such buildings shall face toward the front line of the lot except that buildings to be constructed on corner lots shall face in the direction designated by the Architectural Committee. No residence shall be erected nearer than eight (8) feet to any side lot line.

3.2 No detached garage or any other type detached building, including storage sheds of all types, shall be erected without first obtaining the written consent and approval of the Architectural Committee as is more fully set out in Article IV, as to design, location and size. Should any lot owner violate this covenant, the Architectural Committee, in addition to any other remedy allowed by law or in equity, may require the lot owner to remove said structure or modify the same, at owner's expense, and should the owner fail to comply therewith, the Architectural Committee, at the owner's expense, may cause said structure to be removed or modified. Should the owner fail to pay for the reasonable cost thereof, the Architectural Committee shall have a lien against the property for said amount, together with cost and reasonable attorney's fees, which lien may be foreclosed or judgment sought in the same manner as the foreclosure of a real estate mortgage. Said lien shall be effective from date it is recorded in the Mortgage Book or Deed Book index of the RMC Office for Greenville County and it shall be subject to all previously recorded mortgages and mechanics liens against the property.

3.3 No lot shall be recut so as to face in any direction other than as is shown on the recorded plat nor shall it be recut so as to make any building site smaller than is provided for herein. 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 property owner or straightening a boundary line. However, the remaining portion of the lot must not violate the minimum size requirements of any zoning regulations.

RECORDS

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