

lot at the building line as shown on said plat, whichever is greater, to any inside lot line, except detached garages and other out-buildings which shall not be located nearer than 75 feet to the front lot line nor nearer than 8 feet to any side or rear lot line. The building committee designated in Paragraph 2 shall have authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings and as to the side line and setback line requirements.

4. 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. No lot owner within this subdivision shall permit any noxious or unsightly condition to exist on his property, and in event of the existence of such, the building committee or a community governing body, as may be hereinafter organized, shall give ten (10) days written notice to the occupant or property owner, and in the event the condition is not corrected within such ten (10) day period, the property owner hereby authorizes for himself, or any person holding under him, the building committee, or community governing body to enter on the property and correct such condition, and the costs thereof to constitute a lien upon the property, provided, however, that such lien shall be subordinate to any first mortgage on the subject premises.

5. No trailer, basement, tent, shack, garage, barn or other out-building erected on the lot 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.

6. The ground floor area of the main structure of any one-story residence shall contain not less than 1,800 square feet, exclusive of open porches, storage areas and garages, except those one-story residences having a finished basement in which case the ground floor area shall contain not less than 1,650 square feet, exclusive of open porches, storage areas and garages. The ground floor area of any 1 1/2 or two story residence shall contain not less than 1,250 square feet of ground floor area, exclusive of open porches, storage areas and garages and shall contain a total of not less than 2,200 square feet of floor area on the first and second floors.

SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, S. C.

Handwritten signatures and initials: JEB, BJR, AKB, JTB, BJB, Jwb