

3. All numbered lots shall be known and designated as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one single family dwelling not to exceed two and one-half stories in height, a private garage and guest house.

4. No dwelling shall be permitted on any lot at a cost of less than \$60,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 2,000 square feet for a one story dwelling, nor less than 1,500 square feet for a dwelling of more than one story.

5. No trailer, tent, shack, garage, barn or other outbuilding erected on any 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.

No vehicle, automobile or truck not in running condition or not having a current state license tag shall be parked or stored on any lot for more than thirty (30) days.

6. All residences shall have a standard letter size metal mail box, as approved by the Postmaster General, which is to be erected by the owner on a one and one-half inch galvanized iron pipe at the height required by the Post Office Department. All boxes and posts will be painted black and shall be kept in a good state of repair at all times.

7. In addition to drainage easements shown on the recorded plat, a five-foot easement is reserved along all lot lines for drainage and utility installation and maintenance; provided that when more than one lot shall be used as a site for only one residence, the aforesaid five-foot easement shall apply only with respect to the exterior lines of such consolidated lot.

8. No numbered lots in this subdivision shall be recut so as to face any direction other than as shown on the recorded plat herein referred to, nor shall any of said lots be resubdivided so as to recreate 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.

9. No fence, wall or hedge shall be erected or planted along any lot line, no tank for the storage of fuel above the surface of the ground shall be erected upon any lot, and no clothes line shall be erected upon any lot, unless under the provisions of Covenant No. 2 hereof the written approval of the architectural committee shall be first obtained.

10. No animals shall be kept or quartered on any lot except that cats, dogs and caged birds may be kept in reasonable numbers as household pets.

11. No obnoxious or offensive trade or activity shall be carried on upon any of the property, nor shall anything be done thereon which shall be an annoyance or nuisance to the neighborhood.

IN WITNESS WHEREOF the undersigned owner has hereunto set its hand and seal this the 8th day of July, 1980.

IN THE PRESENCE OF:

Faye Mersch
Katherine Ferguson

PLEASANTBURG UPHOLSTERING COMPANY, INC.

BY: Jim [Signature] (L.S.)
president

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