

lectual committee is composed of James Wilson Hicks, Sr., Alvin R. Hicks and V. L. Ashmore, Jr., all of Greenville, South Carolina. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this Covenant. At any time, the then record owners of a majority of the lots in said subdivision shall have the power through a duly recorded written instrument to change the membership of this Committee or to withdraw from the Committee or to restore to it any of its powers and duties. The Committee's approval or disapproval as required in these Covenants shall be in writing. In the event the Committee, or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, such approval will not be required and this Covenant shall be deemed to have been fully complied with.

4: No dwelling costing less than \$4000.00 shall be permitted on any residential lot, excepting dwelling existing on the date these Covenants are recorded. This cost price is based upon the 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 or 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 therein for the minimum permitted dwelling site. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 750 square feet for a one story building, nor less than 600 square feet for a dwelling or more than one story.

5: No building, except buildings existing on the date these Covenants are recorded, shall be located on any residential lot nearer than 55 feet to the front line, or nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet more or less from the front lot line, shall be located nearer than 5 feet to any side lot line.

6: No residential lot shall be subdivided. No residential structure shall be erected or placed on any residential lot which has an area of less than 10,000 square feet or a width of less than 75 feet at the front building set back line.

7: No noxious or offending 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.

8: All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health, or by Municipal Sewerage System. No surface closets shall be placed or used on said property.

9: On any residential lot, no structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used at any time as a residence, either temporarily or permanently.

10: No part of this subdivision shall be sold, rented, leased