

E. The ground floor area of the main structure exclusive of one story open porches and garages shall be not less than 1600 square feet in the case of a one story structure nor less than 1200 square feet on first floor in the case of a one and one-half, two, or two and one-half story structure.

F. No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back line shown on the recorded plat. It is the intent to refer to the body of the house and not to steps, porches, bay windows and like parts of houses. No building shall be located nearer to any side-lot line than the distance represented by ten per cent. of the lot frontage on which said building is to be located.

G. A five-foot easement is reserved along all side and rear lot lines for drainage and utility installation and maintenance.

H. No numbered lots in this subdivision shall be re-cut or resubdivided so that the frontage is less than 75 feet. This paragraph is not intended to prevent cutting off and conveying a small portion or portions of any lot provided the frontage of said lot is not reduced to less than 75 feet and provided further that each dwelling erected shall be upon a lot of at least 75 feet frontage.

I. The above restrictions shall apply to all numbered lots appearing on the plat of Knollwood made by Pickell and Pickell, recorded in the R. M. C. office for Greenville County, South Carolina, in Plat Book EE, page 35, except that such buildings located in this subdivision as of the date of the execution of this instrument shall not be deemed to be in violation of these restrictions.

J. No lot shall contain more than one residential structure, but this restriction shall not prevent a purchaser from using more than one lot. It is the intention of this restriction to prevent the building of more than one residence on any one lot in this subdivision.