

2) This property shall not be re-cut so as to be rearranged in any other manner other than that shown on the recorded plat referred to above.

3) No dwelling or other building shall be erected or located on any lot nearer than thirty (30) feet to the front line of said lot, nor nearer than ten (10) feet to any side street, nor nearer than seven (7) feet to any side line, nor nearer than ten (10) feet to any rear line.

4) No trailer, garage, barn or other outbuilding or other structure shall be located, even temporarily, on any lot except as herein provided. Carports and garages shall be allowed as hereinafter provided. No such garage or carport shall be used as a dwelling either temporarily or permanently.

5) No dwelling shall be erected or maintained on any lot having less than 1000 square feet of floor space, excluding carports, garages, porches and breezeways.

6) The outer or exterior walls of all residential dwellings or other buildings allowed hereunder shall be of a solid material other than concrete block or brick or its equivalent such as cinder block.

7) All sewage disposal and/or septic tanks for sewage disposal shall comply with the specifications and regulations of the South Carolina State Board of Health.

8) All fuel oil tanks or other similar containers shall be completely covered or buried.

9) No fence in excess of 4 feet high shall be erected along the front of any lot or along the side of and in front of the front line of any dwelling erected thereon.

10) The undersigned reserve the right to install or permit the installation of utilities such as water, water lines, sewage lines, power and telephone lines along the front of any of said lots without compensation to the owners of said lots. Only necessary encroachment for such purposes shall be exacted and then not to exceed five (5) feet.

11) No commercial enterprise whatsoever shall be allowed on any of said lots.

12) No pets or other animals shall be raised or maintained on said property for sale or commercial purposes.

13) The owners of lots 12, 13, 14, 27, 28 and 29 shall be the owners of the lake as shown on said plat to the extent that these lots extend into said lake. No other person or owner of any other lot in said subdivision shall have any interest in said lake. No boats shall be allowed on said lake with other than electric motors.

14) The following lots shall be limited to single family dwelling units: Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31 and 32.

15) The following lots shall be limited to duplex or double family dwellings of a height of one story only: Lots no. 15, 16, 18 and 19.

16) Lot 17 shall be limited to a three family unit dwelling structure but not to exceed two stories or levels in height.

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