

9. All one or two story dwellings constructed on these lots shall have not less than 1000 square feet on the ground floor. In determining this floor space, car ports, attached garages and porches shall not be included.

10. The purchaser of each lot shall be entitled to one tap on the water main in front of the lot purchased, which tap shall be used for domestic purposes. All taps shall be at the purchasers expense and subject to the regulations of the Greenville City Water Works.

11. No chickens or livestock shall be kept or raised on any lot.

12. No noxious or offensive trade or practices which shall constitute a nuisance shall be carried on or conducted on any of the lots or any portion of the lots hereinabove referred to.

13. There shall be a back yard depth of not less than 25 feet in the rear of each dwelling erected on any of these lots.

14. Prior to constructing any residence on a lot, such builder shall submit his building plans and specifications to a committee composed of L. J. Alewine, T. R. Strange and George D. Stewart which committee shall have thirty (30) days in which to examine and approve said plans with reference to elevation, topography, size, standard of building materials to be employed. If the Building Committee does not reject such plans within thirty (30) days, they shall be deemed to be approved. In submitting said plans and, in their consideration by the Committee, in addition to the foregoing items for examination, the Building Committee shall consider the restrictions set forth herein and no building shall be erected in the subdivision unless two-thirds of the outer walls are constructed of brick veneer exclusive of open porches and gables. The one-third of the outer wall permitted to be constructed of materials other than brick are allowed principally for architectural effect and to afford relief from continuous brick construction. However, no entire outer wall shall be permitted to be included within the one-third. In addition, the building committee shall not approve any plans and specifications which they consider radical and which do not conform to standard and generally accepted plans.

IN WITNESS WHEREOF, George D. Stewart, the owner of the foregoing subdivision has hereunto set his hand and seal this 9th day of June, 1959.

Geo. D. Stewart (L.S.)

Witnesses:

J. D. Poag  
J. H. Price, Jr.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

PROBATE

PERSONALLY appeared before me J. D. Poag and made oath that he saw the within names Geo. D. Stewart sign, seal and as his act and deed deliver the within instrument, and that he, with J. H. Price, Jr. witnessed the execution thereof.

SWORN to before me this 9th  
day of June, 1959.

J. D. Poag (SEAL)  
Notary Public for South Carolina

J. D. Poag