

2. No building shall be located nearer to the front lot line or nearer to the street line than the building setback line as shown on the recorded plat. In any event no building shall be located on any residential plot nearer to the front line than 90 feet from the center of the street or road and no building shall be erected nearer the side lot line than 10% of the width of the lot nor nearer than 10 feet to the rear line of the lot.

3. No lot shall be recut or subdivided nor shall any lot be recut so as to face in any direction other than as shown on the recorded plat.

4. No noxious or offensive 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.

5. No trailer, basement, tent, shack, garage or other outbuilding erected in the tract 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.

6. No dwelling having less than 1,700 square feet of first floor area, exclusive of porches, breezeways, car ports or boiler room, shall be constructed on any lot as shown on the recorded plat. No dwelling of two stories shall be constructed with an area of less than 900 square feet on the first floor, exclusive of porches, breezeways, car ports or boiler room. No temporary structure or low cost housing project shall be erected on any lot as shown on the recorded plat nor shall any prefabricated building be permitted unless approved by the majority of the owners of the lots as shown on the recorded plat.

7. All sewage disposal shall be by septic tank meeting the approval of the State Board of Health unless municipal sewage disposal is available in which case such municipal sewage disposal shall be used.

WITNESS my hand and seal this 12th day of February, 1960.

IN THE PRESENCE OF:

Edwilda B. Hannah

H. E. Hines (LS)
H. E. Hines

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Edwilda B. Hannah who on oath says that he saw the above named H. E. Hines sign, seal and as his act and deed deliver the foregoing written Restrictions and that she with Bessie G. Guller witnessed the execution thereof.

SWORN to before me this 12th day of February, 1960.

Edwilda B. Hannah

Bessie G. Guller (SEAL)
Notary Public for S. C.