

4. No lot shall be cut so as to have more than 200 feet in depth measured from the East edge of the right of way of Fork Shoals Road;
5. In case said property is used for residential purposes; then the restrictions hereinafter set forth in Paragraphs 1, 2 and 4 below shall apply to the said property fronting the Fork Shoals Road;

The remaining portion of the above described property is conveyed subject to the following restrictions:

1. Said property shall be used exclusively for single family residences, except that grantee herein shall be permitted to sell and convey not exceeding 3 acres adjoining the Bonnie Brae Golf Course for use as a part of said golf course and any residences constructed on said property shall be located not nearer than 50 feet to Terrain Drive.
2. No lot shall be cut so as to have less than 100 feet frontage on Terrain Drive.
3. Any residences on said lot shall be of frame or brick construction, shall face Terrain Drive, except any dwelling constructed on the extreme Eastern portion of the property may face East toward the Bonnie Brae Golf Course.
4. The ground floor area of the main structure constructed on said property shall have not less than 1,200 square feet floor area exclusive of open porches, breezeways and car ports for a one-story dwelling and not less than 900 square feet floor area for a dwelling of more than one story.

The grantor owns a tract of land containing approximately 19.8 acres lying South of the above described property which is shown as Lots 1 and 2 on the plat made by C. C. Jones referred to above and grantors reserve to themselves, their heirs and assigns the rights, privilege and easement to maintain a 10-foot drainage easement across this tract of land for the purpose of maintaining adequate drainage for grantors' other lands located as shown on the plat of C. C. Jones above referred to, but said easement may be relocated by the grantees, their heirs or assigns, so as to run along the side line of a lot or lots when grantees subdivide this property into building sites.

The grantors herein agree that at the time they sell, rent, lease or use that property retained by them designated as Tracts 1 and 2 on the above mentioned plat, that said property shall be sold, rented, leased or used subject to the restrictions imposed on the above described property.