

3. No building shall be located nearer than 50 feet to the front lot line. No building shall be located on any lot nearer than 25 feet to any side street line, and such residences shall face towards the front of the lot. No building shall be located nearer than 20 feet to any inside lot line except detached garages and other outbuildings which shall not be located nearer than seventy-five feet to the front lot line, nor nearer than five feet to any side or rear lot line. The building committee designated in paragraph 2 shall have authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings, and the side line and setback line requirements.

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, barn 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. No fence shall be placed nearer the front lot line than the building line stated herein.

6. The ground floor area of the main structure of any residence, exclusive of open porches and garages, shall be not less than 1800 square feet for a one story dwelling, nor less than 1600 square feet for a dwelling of more than one story.

7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

8. These lots shall not be recut so as to face any direction other than as shown on the recorded plat.

9. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

10. All houses shall have at least a 20' x 20' carport or garage and storage area of 5' x 20' or more.

11. No live stock, cattle, swine, sheep, goats or other such animals of similar breed shall be permitted to be kept on any lot. Likewise, no chickens, ducks, geese, or other such fowls shall be kept on any lot.

Executed at Greenville, S. C., this the 25th day of April, 1969.

WITNESSES:

Genobia C. Hall  
W. W. Wilkins

J. H. Morgan (L.S.)  
J. H. Morgan

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROBATE

Personally appeared before me, Genobia C. Hall, and made oath that she saw the within named J. H. Morgan, sign, seal and as his act and deed deliver the above restrictions, and that she with W. W. Wilkins, witnessed the execution thereof.

SWORN TO BEFORE ME, THIS THE 25th day of April, 1969.

W. W. Wilkins

Genobia C. Hall

Notary Public for S. C. My Commission Expires 1/1/1971

Protective Covenants Recorded April 28, 1969 At 3:18 P.M. # 25762