

11-3-1893

as a residence, temporarily or permanently, nor shall any basement, tent, shack, garage, barn or other outbuilding of any nature which may be erected within the development, whether such structure be of a temporary or permanent character, be used as a residence, temporarily or permanently.

2) The lots as shown on a plat of the development which have been or will be made by Kermit Gould, RLS, cannot be further subdivided so that any portion thereof would be less than two (2) acres, and it is specifically agreed that immediately upon the completion of this survey, if it has not already been completed at the time of the execution of these restrictions, the same shall be recorded in the RMC Office for Greenville County.

3) The ground floor area of the main structure on any lot, exclusive of one-story open porches, basements and garages, shall not be less than one thousand seven hundred (1,700) square feet in the case of one-story houses, provided that in the event any of said one-story houses contain less than two thousand (2,000) square feet, a garage, either attached or unattached, large enough to accommodate at least two (2) automobiles, shall be required, and provided further that in the event any of said one-story houses contain two thousand (2,000) square feet or more, no such garage shall be required. In the case of two-story dwelling houses, the ground floor area must contain at least one thousand three hundred (1,300) square feet, exclusive of any garage area, and the second floor thereof must be large enough to provide for a minimum total square footage area of the dwelling house of two thousand two hundred (2,200) square feet. Other dwelling houses not described within this paragraph shall be classified as multilevel houses and the main level of any such multilevel house must contain a minimum of one thousand three hundred (1,300) square feet with the remainder of the house being large enough to comprise a minimum total of two thousand two hundred (2,200) square feet. Within the provisions of this paragraph, all square footage

0500

4328 RV-2