

of porches, garages and breezeways. In computing the square footage of any split-level residence credit shall be given for one-half the square footage of any basement which is finished and heated. In computing the square footage of any story-and-a-half residence, one-half credit shall be given for the area above the ground floor. No two-story residence shall be erected containing less than 800 square feet of floor space on the ground floor nor less than 600 square feet of floor space on the second floor exclusive of porches, garages and breezeways. Exceptions to these limitations may be granted by the Architectural Committee if in the opinion of the Committee the proposed residence would be in keeping with the overall concept of the subdivision.

#### APPROVAL OF PLANS

(1) The Architectural Committee for this subdivision shall be composed of:

- a. Louis F. Snedigar and William R. Martin, owners of Oakcrest Subdivision.
- b. A competent architect licensed to practice in South Carolina who shall be selected by the owners of Oakcrest Subdivision.

In the event of a vacancy on the Architectural Committee or the failure of inability of any member to act, the vacancy shall be filled temporarily or permanently as may be necessary by appointment by the owners of Oakcrest Subdivision. The appointment shall be within the categories set forth above. The members of the Architectural Committee shall be appointed for a term of five years but may be reappointed for additional terms with no limit on the number of additional terms to which they can be reappointed. In all matters, a majority vote shall govern.

(2) No improvements shall be erected, placed, altered or changed on any lot in this subdivision until and unless the building plans, specifications and plot plan showing the proposed type of construction, exterior design and location of such residence have been approved in writing by the Architectural Committee as to conformity and harmony of external design and consistence of plan with existing residences on other lots in the subdivision and as to the location of the structure with respect to topography and finished ground elevation. In addition, a landscape development plan must likewise be submitted and approved by the Architectural Committee showing the location of proposed fences, boundary or patio walls, hedges, shrubbery, walkways, driveways, parking areas and important trees. No trees in excess