

3. The minimum permitted ground floor area of the main structure, exclusive of one-story open porches, breeze-ways, garages, or car ports, shall not be less than 900 square feet; this applies whether the structure is a one-story or two-story residence.

4. No building shall be located nearer to the front lot lines or nearer to the side street lines than the building lines shown on the recorded plat. No residence shall be nearer than 10 feet to any property line.

5. No lot shall be recut so as to face in any direction other than as shown on the recorded plat; nor shall any lot be recut so as to contain an area less than it now has, as shown on said recorded plat, unless such recutting is done for the purpose of enlarging the size of the adjacent lots.

6. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be, or become an annoyance or nuisance to the neighborhood.

7. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

8. The right is reserved to lay or place or authorize the laying and placing of sewer, gas, and water pipes, telephone, telegraph and electric light poles on any of the streets shown on said recorded plat without compensation or consent of any lot owner, and an easement for the installation, and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

9. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewerage disposal becomes available.

In Witness Whereof, the undersigned have hereunto set their hands and seals this the 31st day of December, 1954.

Lillie Cox Thompson (Seal) ✓
Robert H. Stewart, Jr. (Seal) ✓
C. W. Scales, Jr. (Seal) ✓

Witness:

Bill B. Bozeman
Mary Louise Sullivan

* * * * *

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me Mary Louise Sullivan and made oath that she saw the within named Lillie Cox Thompson, Robert H. Stewart, Jr. and C. W. Scales, Jr. sign, seal and as their act and deed deliver the within written building restrictions and protective covenants and that she with Bill B. Bozeman witnessed the execution thereof.

SWORN to before me this the 31st day of December, 1954.

Mary Louise Sullivan

Bill B. Bozeman (L.S.)
Notary Public for South Carolina