

draw from the committee or to restore to it any of its powers and duties. The committee's approval or disapproval as required in these Covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, such approval will not be required and this Covenant shall be deemed to have been fully complied with.

4. No dwelling costing less than \$8000.00 shall be permitted on any residential lot. This cost price is based upon the cost levels prevailing on the date these Covenants are recorded, it being the intention and purpose of this Covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these Covenants are recorded at the minimum cost stated therein for the minimum permitted dwelling site. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1000 square feet for a one story building, nor less than 800 square feet for a dwelling of more than one story.

5. No building, except buildings existing on the date these Covenants are recorded, shall be located on any residential lot nearer than 20 feet to the front lot line, or nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet, more or less, from the front lot line, shall be located nearer than 5 feet to any side lot line.

6. No residential lot shall be subdivided. No residential structure shall be erected or placed on any residential lot which has an area of less than 10,000 square feet or a width of less than 75 feet at the front building set back line.

7. No noxious or offending 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.

8. After the installation of water lines, all sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

9. On any residential lot, no structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used at any time as a residence, either temporarily or permanently.

IN WITNESS WHEREOF, the said Azilee G. Boyd, has hereunto set her hand and seal this the 28th day of February, 1952.

Signed, Sealed and delivered in the presence of:

Azilee G. Boyd (SEAL)

Ellen Burdette

W. D. Workman

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Ellen Burdette and made oath that she Azilee G. Boyd sign, seal and as her act and deed deliver the within written instrument and that she with W. D. Workman witnessed the execution thereof

SWORN to before me this the 28th day of February, 1952.
W. D. Workman (S)
Notary Public for South Carolina

Ellen Burdette

Recorded February 29th. 1952
at 9:44 A. M. #5012