

- (3) No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot. No building shall be located nearer to any inside lot line than 10 feet. Detached garages and other outbuildings shall not be located nearer than 70 feet to the front lot line nor nearer than 10 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 as to 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. No horses, ponies, chickens, pigeons or livestock of any type shall be kept or raised on any lot in the subdivision.
- (5) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on 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 street than the building line as shown on the plat.
- (6) The ground floor of the main structure of any one-story residence constructed on any lot shall not be less than 1600 square feet; provided, however, that if any one-story house has a full basement, double carport or double garage, the minimum area of the ground floor area of the main structure may be 1500 square feet. The ground floor area of the combined upper two levels (exclusive of the basement and/or garage level) of any split level house shall not be less than 1600 square feet. In houses having two stories, the total finished area including both floors, shall not be less than 1600 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.
- (7) Easement 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) No lot shall be recut so as to face in any direction other than as shown on the recorded plat.
- (9) All sewerage disposal shall be by public disposal system complying with the requirements of the South Carolina State Board of Health.
- (10) All driveways in the lots shall be paved with either asphalt or concrete paving and any curbing damaged during construction, shall be repaired by lot owners.
- (11) No fence or wall shall be constructed or maintained along the front property line of any lot, nor shall any hedge or fence higher than three feet be built or maintained between the building line and the street.
- (12) No heavy truck or trailer shall be parked on any lot in the subdivision at any time, except for purposes of loading or unloading; no house trailer, disabled vehicle, or unsightly machinery or junk, shall be placed on any lot, either temporarily or permanently, and the building committee designated herein shall, at the owner's expense, remove any such house trailer, disabled vehicle, or unsightly machinery or junk, from any lot; however, this shall not be construed as prohibiting the parking or keeping of travel trailers, so long as they are not used as a residence, either temporarily or permanently.

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