

level houses, the total number of square feet contained in the lower level shall be computed at one-half and when so computed, the minimum area of the entire split level house shall not be less than 1,600 square feet. In houses having two stories, the ground floor area shall not be less than 1,500 square feet and the total finished area shall not be less than 1,800 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

The Developer shall have the authority to approve a deviation of finished heated square footage requirements in any home up to 100 square feet.

6. No noxious or offensive trade or activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance or menace to the neighborhood, nor shall any use for business, commercial or public purposes be permitted.
7. Any motor vehicle parked on any lot shall contain current license plates and no old or unsightly vehicle nor other equipment shall be visibly kept on any lot for a period in excess of 30 days. Developer shall have the right to remove any such vehicle after the expiration of 30 days. No motor vehicle shall be allowed to remain on any of the streets in the subdivision except for brief periods of time.
8. No house trailer shall be placed on any lot either temporarily or permanently. Any camping trailer and/or similar equipment used for the personal enjoyment of a resident of a lot shall at all times be parked to the rear of the dwelling and shall not be parked in the front or side thereof. Such equipment or trailer shall at all times be neatly stored and positioned to be inconspicuous from the street in front of the house.

No trailer, basement or garage shall at any time be used as a residence, either temporarily or permanently.
9. 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 four (4) feet be built or maintained any nearer to the street than the rear line of the dwelling, except as to Lot No. 2, and the owner thereof shall be permitted to erect a fence along the property line along Colony Road inasmuch as the house to be constructed thereon shall face in the general direction of S. C. Hwy. No. 290.
10. All fuel oil tanks, gas tanks, and other storage containers used in connection with a dwelling shall be placed underground or placed at the immediate rear of the house so that said tanks or containers shall not be visible from the street in front of the house.
11. No concrete blocks, cinder blocks, or any similar type building material, or asbestos shingle siding, shall be used in connection with the construction of any building erected upon said lots so that said materials are visible from the outside of said building.
12. All sewerage disposal shall be by septic tank until public sewerage disposal is available and shall meet the approval of the Greenville County Health Department.
13. All driveways in the lots shall be paved with either asphalt or concrete paving.

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