

13. No lot owner shall engage in any activity which will result in the deposit or accumulation of trash, refuse, debris or other objectionable matter.

14. All sewerage disposal shall be by a system approved by the appropriate public health authorities including the South Carolina Department of Health and Environmental Control.

III.

SETBACKS, LOCATION AND SIZE OF IMPROVEMENTS AND LOTS

1. No building shall be erected on any lot nearer to the front lot line than the building setback line as shown on the recorded plat, and any such building shall face toward the front line of the lot except that buildings to be constructed on corner lots shall face in the direction designated by the Architectural Committee. No residence shall be nearer to any side lot line than a distance equal to 10% of the width of the lot measured at the building setback line but in no event shall any residence be less than 20 feet from the side lot line.

2. Any detached garage or other outbuilding erected shall be at least 75 feet from the front lot line and no nearer than 10 feet to any side or rear lot line, and shall be approved in writing in advance by the Architectural Committee.

3. No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot line than the building setback line. Any such wall, fence or hedge proposed to be erected or placed on any such lot, whether as part of the original residence design or a later addition, must receive the approval in writing of the Architectural Committee. No chain link or similar metal fence visible from any street within the subdivision will be permitted.

4. No lot shall be resubdivided so as to create an additional building lot or lots. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purpose of conveying the same to an adjoining lot owner, but under no circumstances may an owner of any lot, except

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