

5. No lot shall be re-cut nor re-divided without the prior written approval of all of the lot owners as then existing in said subdivision.
6. Any residence constructed upon any lot must be completed on the exterior and the lot landscaped within one (1) year after the date the footings are poured.
7. No bathing or swimming pool shall be constructed or maintained on any lot unless it is surrounded by a sightly screening fence.
8. Only one (1) residential building shall be constructed on any lot in this subdivision.
9. No heavy truck or trailer shall be parked on any lot in the subdivision at any time, except for purposes of loading and unloading; no disabled vehicle, or unsightly machinery or junk shall be placed on any lot, either temporarily or permanently.
10. Any building erected on any lot shall at all times have curtain walls or underpinning of masonry construction around its entire perimeter, including porches and steps, but allowing doors, windows and ventilators.
11. All residence constructed upon any lot shall be constructed with the use of high quality materials and workmanship to insure that no dwellings will present an unsightly appearance and all dwellings shall have a minimum ground floor area of the main structure, exclusive of open porches, garages and breezeways, of not less than 1200 square feet of floor space, and no dwelling shall be permitted on any lot at a building cost of less than \$25,000.00, as of the date of these Restrictive Covenants. No house shall be built nearer to the street than sixty (60) feet.
12. All sewage disposal, until public sewerage shall be available, shall be by individual septic tanks inspected and approved by the State Board of Health of South Carolina. No septic tanks will be allowed after public sanitary sewerage lines are available.
13. No signs or advertising displays other than the advertising for sale of a home on said lot or lots or signs in connection therewith or incidental thereto shall be placed on any lot.
14. No oil or mining operations shall be conducted upon any lot.
15. No garbage or refuse shall be dumped or otherwise placed or disposed upon any lot, and shall be contained only in sightly containers.
16. Personal aircraft may be kept at private residences, provided no wrecked or disassembled or inoperative aircraft is left exposed to view from the street. Owners of lots who have private aircraft will have the necessary right-of-way to taxi home on any streets or way, so as to have access from the runways and taxiways of the adjoining airport to their residential lots and homes.