

appropriate public health authorities, including the South Carolina Department of Health and Environmental Control.

SET BACKS, LOCATION AND SIZE OF
IMPROVEMENTS AND OF BUILDING PLOTS

3.1 No building shall be erected on any lot nearer to the front lot line than the building set back line, as shown on the recorded plat referred to hereinabove. All such buildings 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 erected nearer than five (5) feet to any side lot line.

3.2 No detached garage or any other type detached building, including storage sheds of all types, shall be erected without first obtaining the written consent and approval of the Architectural Committee as is more fully set out in Section 4 hereof, as to design, location and size.

3.3 No wall, fence, or hedge which has a height of more than three feet shall be erected across the front of any lot or along the side of any lot and which is nearer to the front lot line than the building set back line for said lot. No wall, fence, or hedge having a height of more than three feet shall be constructed on any corner lot that would extend any closer to the street than the front building line of any adjacent lot.

3.4 No lot shall be recut so as to face in any direction other than shown on the recorded plat set forth hereinabove.

3.5 No dwelling shall be constructed on a lot, or building site, in the subdivision which has less than the minimum square footage of heated area set forth as follows:

(a) If the dwelling constructed is a one-story dwelling, it must