

(a) Emits into the open air any dust, vapors, fumes, smokes or odors, other than odorless steam from water, and fumes from a normally operated furnace.

(b) Stores other than within a completely enclosed structure, any wood, lumber, gravel, stone, asphalt, or bituminous materials, pipe, tile, or other building material; or that places upon the premises any waste materials, junk or obsolete materials or objects other than within a completely enclosed structure.

(c) Is one of the following type businesses or establishments:

- 1 - ready-mix concrete
- 2 - drive-in restaurant or eating establishment where food or beverages are served to the patrons other than within the principal building, unless the method of regulating in and out traffic from the establishment has been approved by the City Engineer of Greenville, S. C.
- 3 - drive-in theatres
- 4 - motor freight terminals.

(d) Emits or creates any repeated or sustained sound or noise which, in the opinion of two-thirds or more of the total membership of the Planning and Zoning Commission, would be objectionable to any residentially zoned area contiguous to or near the herein described property.

(9) On both sides of Pleasantburg Boulevard there shall be no driveways, curb-cuts or entrances onto the right-of-way of said Pleasantburg Boulevard closer than 200 feet to one another on center. Said curb-cuts or entrances shall in no event exceed 48 feet in width, and the use of the areas between said curb-cuts or entrances for ingress and egress shall be prohibited by the owner or owners of said property by the maintenance of a barrier along the front lot line at the time that the property is developed.

(10) Prior to the use of any area as contemplated herein, there shall be maintained on all perimeters contiguous to residentially zoned areas an adequate screen planting and buffer strip not less than 50 feet in width as shown on said plat, so that the view of said use from any such residential area shall be substantially obscured.

(11) Prior to the use of any of the property herein described, a permit shall be obtained from the Planning and Zoning Commission which shall be issued forthwith upon a showing of compliance with the provisions of these covenants, and which shall be conclusive as to compliance with Paragraph (8) (d). Said permit shall not thereafter be revoked or modified except by reason of a substantial change of use different from that use for which said permit was issued.

(12) There shall be no industrially rezoned lots facing on either Fairview Avenue or Greenacre Road and there shall be no private roads, drives or entrances to any industrially zoned lots from either Fairview Avenue or Greenacre Road, nor shall there be any vehicular use or crossing of any buffer strip as shown on said plat.