3. The minimum permitted ground floor area of the main structure, exclusive of one-story open porches, breeze-ways, garages, or car ports, shall not be less than 1000 square feet; provided that the minimum permitted ground floor area in a two-story residence, shall not be less than 850 square feet.

4. No building shall be located nearer to the front lot lines or nearer to the side street lines than the building lines shown on the recorded plat. No residence shall be nearer than 10 feet to any property line.

5. No lot shall be recut so as to face in any direction other than as shown on the recorded plat; nor shall any lot be recut so as to contain an area less than it now has, as shown on said recorded plat, unless such recutting is done for the purpose of enlarging the size of the adjacent lots.

6. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be, or become an annoyance or nuisance to the neighborhood.

7. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

8. The right is reserved to lay or place or authorize the laying and placing of sewer, gas, and water pipes, telephone, telegraph and electric light poles on any of the streets shown on said recorded plat without compensation or consent of any lot owner, and an easement for the installation, and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

9. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewerage disposal becomes available.

In witness whereof, the undersigned has hereunto set her hand and seal this the 18th day of November, 1954.

Lillie Cox Thompson (SEAL)

Grace Tumlin

Mary Louise Sullivan

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Grace Tumlin and made oath that she saw the within named Lillie Cox Thompson sign, seal, and as her act and deed deliver the within written restrictions and protective covenants, and that she with Mary Louise Sullivan witnessed the execution thereof.

Grace Tumlin

SWORN to before me this the 18th day of November, 1954

Mary Louise Sullivan (L.S.)
Notary Public for South Carolina

Recorded November 19th, 1954, at 3:08 P.M. #26671