

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

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

E. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 800 square feet in the case of a one story structure nor less than 600 square feet on first floor in the case of one and one-half, two or two and one-half story structure, said structure shall have a minimum cost of not less than \$5,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size.

F. No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back line shown on the recorded plat. It is the intent to refer to the body of the house and not to steps, porches, bay windows and like parts of houses. No building shall be located nearer to any side lot line than the distance represented by ten percent of the lot frontage on which said building is to be located.

G. A five-foot easement is reserved along all sides and rear lot lines for drainage and utility installation and maintenance.

H. No numbered lots in this subdivision shall be recut or resubdivided so that the frontage is less than 70 feet or so as to contain less than 9,000 square feet. This paragraph is not intended to prevent cutting off and conveying a small portion or portions of any lot provided further that each dwelling erected shall be upon a lot of at least 70 feet frontage.

I. The above restrictions shall apply to all numbered lots appearing on the plat of Scarsdale Manor made by J. S. Burdette, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book _____, page _____.

J. No lot shall contain more than one residential structure, but this restriction shall not prevent a purchaser from using more than one lot. It is the intention of this restriction to prevent the building of more than one residence on any one lot in this subdivision.

K. No fences other than ornamental fences not to exceed 4 feet in height shall be built across the front of lots or along sidelines in the front of the house.

Witness our hands and seals this 7th day of February, 1955.

Witnesses:

Betty Ross
William B. James

Alexa R. Conway (SEAL)
_____ (SEAL)