

in this subdivision and duly recorded appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by such committee.

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

D. No trailer, basement, tent, shack, garage, barn, or other out-building placed on 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 1500 square feet in the case of a one-story structure nor less than 1200 square feet on the first floor in the case of a two or a two and one-half story structure.

F. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. It is the intent to refer to the body of the house and not to the steps, porches, bay windows, and the like parts of the houses. No building shall be located nearer to the side lot line than the distance represented by 10% of the lot frontage on which the building is to be located.

G. A 5 foot easement is reserved along the side and rear lot lines for drainage and utility installation and maintenance.

H. No numbered lots in this subdivision shall be re-cut or subdivided so that the frontage is less than 75 feet. This paragraph is not intended to prevent cutting off and conveying a small portion or portions of any lot provided the frontage of said lot is not reduced to less than 75 feet and provided further that each dwelling erected shall be upon a lot of at least 75 feet frontage.

I. The above restrictions shall apply to all numbered lots appearing on the plat of Sunrise Circle made by T. C. Adams, recorded in the R.M.C. Office for Greenville C nty, South Carolina, in Plat Book JJ, Page 103, except that such buildings located in this subdivision as of the date of the execution of this instrument shall not be deemed to be in violation of these restrictions.

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 more than four feet in height shall be built across the front of lots or along side lines in front of a house.

31st IN WITNESS WHEREOF, we have hereunto set our hands and seals this day of December, 1955.

In the Presence of:

Mary Sue Tillotson
Parula C. Faut

A. H. Maehlenbrock (LS)
Tracy D. Maehlenbrock (LS)

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

PERSONALLY appeared before me Mary Sue Tillotson