

Jerome K. Jay

5. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways and garages or car ports, less than ~~1,000~~⁹⁰⁰ square feet for a one-story dwelling, or less than 800 square feet for a dwelling of more than one story. For the purpose of computing said minimum square footage of the main structure, enclosed porches may be included at one-half their measured square footage.

6. No noxious or offensive trade or activity shall be conducted on 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, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

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

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, we, the undersigned, being the owner of all lots in said subdivision, has hereunto set his hand and seal on this the 14th day of November, 1958.

In the presence of:

Marie S. Phillips
[Signature]

Jerome K. Jay (SEAL)
Jerome K. Jay

STATE OF SOUTH CAROLINA)
 :
COUNTY OF GREENVILLE)

PROBATE

Personally appeared before me Marie S. Phillips, who being duly sworn says that she saw the within named Jerome K. Jay, sign, seal, as his act and deed deliver the within written restrictions and protective covenants, and that she with Sidney L. Jay witnessed the execution thereof.

SWORN to before me this
14th day of November, 1958.

Marie S. Phillips

[Signature]
Notary Public for South Carolina

LAW OFFICES
SIDNEY L. JAY
304 EAST NORTH STREET
GREENVILLE, S. C.

Recorded November 14, 1958 at 4:29 P. M. #12675