

8. No lot shall be recut or re-subdivided with the result that it will have less than fifteen thousand square feet. This restriction shall be construed to prevent the erection of more than one house on any lot as the same now exist on the recorded plat. In other words, not more than thirty-four residences are to be constructed in the subdivision. This restriction shall not be construed to prevent a lot being recut and combined with the abutting lots and conveyed to the abutting owners but in such event such portion of the recut lot shall immediately attach to and become a part of the abutting lot and only one residence shall be constructed on the enlarged lot.

9. All one or two story dwellings constructed on these lots shall have not less than 1300 square feet on the ground floor. In determining this floor space, car ports, attached garages and porches shall not be included.

10. The purchaser of each lot shall be entitled to one tap on the water main in front of the lot purchased, which tap shall be used for domestic purposes. All taps shall be at the purchasers expense and subject to the regulations of the Greenville City Water Works.

11. No chickens of livestock shall be kept or raised on any lot.

12. No noxious or offensive trade or practices which shall constitute a nuisance shall be carried on or conducted on any of the lots or any portion of the lot hereinabove referred to.

13. There shall be a back yard depth of not less than 25 feet in the rear of each dwelling erected on any of these lots.

14. Prior to constructing any residence on a lot, such builder shall submit his building plans and specifications to a committee composed of L. J. Alewine, T. R. Strange and George D. Stewart which committee shall have thirty (30) days in which to examine and approve said plans with reference to elevation, topography, size, standard of building materials to be employed. If the Building Committee does not reject such plans within thirty (30) days, they shall be deemed to be approved. In submitting said plans and, in their consideration by the Committee, in addition to the foregoing items for examination, the Building Committee shall consider the restrictions set forth herein and no building shall be erected in the subdivision unless two-thirds of the outer walls are constructed of brick veneer exclusive of open porches and gables. The one-third of the outer wall permitted to be constructed of materials other than brick are allowed principally for architectural effect and to afford relief from continuous brick construction. However, no entire outer walls shall be permitted to be included within the one-third. In addition the building committee shall not approve any plans and specifications which they consider radical and which do not conform to standard and generally accepted plans.

IN WITNESS WHEREOF, George D. Stewart and Henry Vaughn, by his Attorney in Fact, the owners of the foregoing subdivision have hereunto set their hands and seals this 16th day of September, 1959.

Witnesses:

J. W. Smith
Mollie A. Wood

George D. Stewart (SEAL)
George D. Stewart /s/
Henry Vaughn
By George D. Stewart (SEAL)
George D. Stewart /s/
Attorney in Fact

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