

- C. No building shall exceed two (2) stories or twenty-eight feet (28') in height.
- D. No buildings or structure shall be located on said lots nearer to the front line than the set-back line as shown as said plat or nearer to a side lot line than ten feet (10'). No wall, fence or hedge shall be erected across or along the front of any lot and nearer to the front lot than the building set-back line having a height of more than three feet (3').
- E. Numbered lots shall not be resubdivided nor shall said lot lines be changed so as to decrease in either width or area any numbered lot as shown on said Plat.
- F. All fuel tanks or containers shall be covered or buried underground consistent with normal safety precautions.
- G. There shall be no more than one principal building and its accessory building on each lot and no more than one family shall occupy a dwelling at any one time.
- H. No one story, split-level, or story and half shall be constructed on any of the following numbered lots containing less than 1300 sq. ft. of floor space exclusive of porches, garages, and breeze-ways: Lots 2, 3, 4, 5, 6, 13, 14, 16, 17, 22, 23, 24, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90.  
No one story, split-level, or story and half shall be constructed on any of the other numbered lots containing less than 1600 sq. ft. of floor space.  
In computing the square footage of any split-level residence or tri-level residence, credit shall be given for one-half the square footage of any basement which is finished and heated.  
In computing the square footage of any story and half residence, no credit shall be given for the area above the ground floor. No two story residence shall be constructed containing less than 1,000 sq. ft. of floor space on the ground floor or less than 800 sq. ft. of floor space on the second floor.
- I. An easement is reserved over the rear and side lot lines five feet (5') in width on each lot for the installation, operation and maintenance of utilities and for drainage. Such easements across the lots as are shown on the recorded plat are also reserved.

## ARTICLE II

A. There shall be an Architectural Control Committee composed of B. E. Huff, White Horse Road, Greenville, S. C.; I. H. Philpot, White Horse Road, Greenville, S. C.; and W. A. Bolen, White Horse Road, Greenville, S. C. or their successors in office.

A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining member shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.

B. Procedure The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced, prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

D. The Architectural Control Committee shall have submitted to it all plans and specifications showing buildings to be constructed upon numbered lots. It shall have the authority to approve or disapprove such plans and specifications.

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