

Page two

than 5 feet to any side lot line.

7. No residential structure shall be erected or placed on any building plot which has an area of less than 12,000 square feet and a width of less than 85 feet at the front lot line.

8. 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.

9. No trailer, house trailer, basement, tent, shack, garage, barn or other out-building 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.

10. No dwelling shall be constructed on any lot at a cost of less than \$8,000.00, based upon the cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of these 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. No concrete block or cement brick shall be used as a veneer or in a foundation that is exposed. The ground floor of the main structure, exclusive of a 1 story open porch, parages or carports, shall be not less than 1,100 square feet for a 1 story dwelling nor less than 1,000 square feet on the first floor for a dwelling of more than 1 story.

11. No lot shall be subdivided or recut so as to face in any direction other than is shown on the plat above referred to.

12. The right is reserved to lay and place or authorize the laying and placing of sewer, gas and water pipes, telegraph, telephone and electric light poles on or in any of the streets shown on said recorded plat without compensation or consent of any lot owner.

13. All sewerage disposal shall be by municipal sewerage, or if such is not available, disposal shall be by septic tank which shall comply with the minimum FHA and GI requirements, and shall meet with the approval of the City of Greenville Plumbing Inspector.

14. All fuel oil tanks or containers shall be buried under ground or covered consistent with normal safety precautions.

15. Drainage easements as shown on the recorded plat are reserved.

(Continued on next page)