

B. Height. No building shall exceed two stories or twenty eight feet in height.

C. Yards. No building or structure shall be located on said lots no closer than the setback lines as shown on said plat heretofore referred to.

D. Resubdividing or changing of lot lines. Lots shall not be resubdivided, nor shall lot lines be changed so as to decrease in either width or area any lot as shown on said plat. The developers do reserve the right to change the lines of these lots if deemed necessary.

E. Density of Population. There shall be no more than one principal building and its accessory building upon each lot. No more than one family shall occupy a dwelling at any one time.

F. Size of Buildings. There shall be no dwellings constructed within said subdivision having less than the minimum floor area as follows:

1. One story buildings shall have a minimum floor area exclusive of basements, cellars, porches and garage not less than 1,300 square feet.

2. The minimum square footage required in story and half house is the same for the first floor as a one story house. On all tri-level or split-level houses erected in said subdivision 50% credit per square feet will be given for completed and heated spaces on the ground floor of basement level.

G. Easements. Easements for installation and maintenance of utilities, drainage facilities and other purposes are reserved over the rear five feet of each lot and along side lot lines.

H. Architectural Control. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or constructed on any lot nearer to any street than the minimum building set back line unless similarly approved.

I. Waiver of setback requirements. The Architectural control committee as set forth in Article IV, may waive the minimum required setback from a street right-of-way line to be not less than 25 feet; may waive the required orientation of the principal building upon corner lots when in the opinion of the committee, the topography of a lot is such as to make impossible, or impracticable compliance with the heretofore established requirements. All such waivers shall be granted in writing, and shall be granted only so as to carry out the intent and purposes of these restrictions.

ARTICLE III. Architectural Control Committee.

A. Membership. The Architectural Control Committee is composed of:

Mr. Lawson Hall	White Horse Road Greenville, South Carolina
Mr. Earnest L. Hall	White Horse Road Greenville, South Carolina

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,

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