

8. No out-building of any kind, including a residence, shall be built nearer than thirty-five (35) feet to any side line as shown on the plat of said property.
9. It is expressly understood and agreed that the purchasers shall comply with all rules and regulations governing Zoning Ordinances as set forth by the City of Greenville, and especially as to the set back line which is particularly shown on the plat of this subdivision.
10. 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 any annoyance or nuisance to the neighborhood.
11. An easement is reserved over the rear five (5) feet of each lot for utility installation, maintenance and drainage.
12. No residence or building shall be erected nearer to the front lot line than is indicated on the plat of said subdivision.
13. These Restrictions shall be applicable to all lots in this subdivision, and are to run with the land and shall be binding on all parties or persons claiming under them until January 1, 1987; at which time said Restrictions shall be automatically extended for successive periods of ten (10) years, unless by vote of the majority of the then owners of the lot, it is agreed to change said restrictions, in whole or in part.
14. If the parties hereto, or any of them or their heirs or assigns, shall violate, or attempt to violate, any of the restrictions herein, it shall be lawful for any other person or persons owning any land or property located in this development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such restriction and either to prevent him or them from doing so, or to recover damages for such violation.
15. Invalidity of any one of these restrictions by Judgment or Court Order shall in no wise affect any of the other provisions herein, which shall remain in full force and effect.

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