

17. The ground floor area of the main structure of any residence, exclusive of one-story open porches, and garages, shall be not less than 1400 square feet. In computing the area of a split level house, the total number of square feet contained in the lower level shall not be counted unless it is finished and fully heated. The total number of square feet contained in a finished and heated lower level of a split level house shall be computed at one-half, and when so computed the minimum area of an entire split level house shall be not less than 1400 square feet.

18. One and one-half, two or two and one-half story residences shall contain not less than 1,000 square feet of floor space on the ground floor, not less than 600 square feet of finished and heated area on the second floor level, exclusive of porches, garages, carports, patios, breezeways and basements.

19. No trash shall be dumped or permitted to remain on any lot, provided, however, that this covenant shall not be construed to prohibit the dumping of stumps, dirt and other proper materials in gullies or washes in order to fill in the lots.

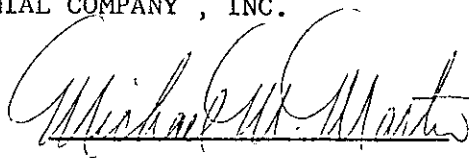
20. An easement is reserved for drainage purposes and utilities on such lots and in such manner as is shown by the recorded plat, and a five foot easement for utilities and drainage is reserved along all side and rear lot lines.

21. No lot or lots shall be subdivided so as to increase the total number of lots shown on the recorded plat. Nothing herein shall be construed to prohibit the use of more than one lot or portions of one or more lots as a single family residential site provided said site faces as required by these restrictions and the recorded plat.

IN WITNESS WHEREOF, the said Colonial Company, Inc., has hereunto set its hand and seal at Greenville, South Carolina, this 27th day of February, 1970.

COLONIAL COMPANY, INC.

By:



In the Presence of:

Rebecca M. Huff
Linda O. Forrester

(Continued on next page)