

one story open porches and garages, shall be not less than 950 square feet for a one story dwelling nor less than 700 square feet for a dwelling of more than one story.

(3) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat, or located nearer than 5 feet to any side lot line or rear line. No fence, hedgerow, or wall, except a retaining wall, shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line, unless approved by said committee.

(4) No dwelling shall be erected or placed on any residential lot the frontage of which has been reduced greater than 20% from that which is now shown on said recorded plat unless approved by the said architectural committee in writing.

(5) No concrete blocks shall be used in the construction of a dwelling on any residential lot which may be visible from the front building line of said lot after grading has been completed. 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 a nuisance to the neighborhood.

(6) Until sewerage lines are installed by Greater Greenville Sewerage District, or other state or municipal authority, all sewerage disposal shall be by septic tank meeting the approval of the State Board of Health.

(7) On any residential lot, no structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used at any time as a residence either temporarily or permanently.

IN WITNESS WHEREOF the said Carrie H. Huff, Delia Huff Noe, and James D. Huff have hereunto set their hands and seals this the 12 day of November, 1970.

IN THE PRESENCE OF:

Mary Ann Jenkins
James Beecy & Company

Carrie H. Huff (L.S.)
Carrie H. Huff, Owner
Delia Huff Noe (L.S.)
Delia Huff Noe, Owner
James D. Huff (L.S.)
James D. Huff, Owner

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

: PROBATE :

Personally appeared before me, Mary Ann Jenkins who being duly sworn says that he saw the within named Carrie H. Huff, Delia Huff Noe and James D. Huff, sign, seal and as their act and deed deliver the above written restrictions or protective covenants and that she with James Beecy & Company witnessed the execution thereof.

SWORN TO BEFORE ME, THIS THE
12 DAY OF NOVEMBER, 1970.

James Beecy & Company
Notary Public for South Carolina

Mary Ann Jenkins
By commission of power
Sept 24, 1979

Protective Covenants Recorded November 12, 1970 At 4:44 P.M. #11530

11230