

(C) No person shall be permitted to keep or maintain animals, livestock or poultry of any kind other than house pets and such animals or poultry as may be kept as house pets shall under no circumstances, be kept for commercial purposes, breeding or other wise. No noxious or offensive activity of any nature shall be permitted on any lot nor shall anything be done which may be or later become an annoyance or nuisance to the neighborhood.

(D) No building shall exceed two stories or twenty-eight feet in height.

(E) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on 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. No fence shall be placed nearer the street than the building line as shown on the plat.

(F) The ground floor of the main structure of any one-story residence constructed on any lot shall not be less than 1600 square feet; provided, however, that if any one-story house has a full basement, double carport or double garage, the minimum area of the ground floor area of the main structure may be 1500 square feet. The ground floor area of the combined upper two levels (exclusive of the basement and/or garage level) of any split level house shall not be less than 1600 square feet. In houses having two stories, the total finished area, including both floors, shall not be less than 1600 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

(G) Easement for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

(H) No lot shall be recut so as to face in any direction other than as shown on the recorded plat.

(I) All sewerage disposal shall be by public disposal system complying with the requirements of the South Carolina State Board of Health.

(J) All driveways in the lots shall be paved with either asphalt or concrete paving.

(K) No fence or wall shall be constructed or maintained along the front property line of any lot, nor shall any hedge or fence higher than three feet be built or maintained between the building line and the street.

(L) No heavy truck or trailer shall be parked on any lot in the subdivision at any time, except for purposes of loading or unloading; no house trailer, disabled vehicle, or unsightly machinery or junk, shall be placed on any lot, either temporarily or permanently, and the Architect Control Committee designated herein shall, at the owner's expense, remove any such house trailer, disabled vehicle, or unsightly machinery or junk, from any lot; however, this shall not be construed as prohibiting the parking or keeping of travel trailers, so long as they are not used as a residence, either temporarily or permanently, and are maintained in a sightly manner.

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