

be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1995. Thereafter the approval described in these covenants shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

3) Each lot shall contain no more than ten (10) units. All buildings shall be located to conform to regulations of the Greenville County Planning and Zoning Office in regard to set-back line requirements. Only quality construction materials and workmanship shall be used in the erection of buildings on said property.

4) Easements for installation and maintenance of utilities and drainage facilities are reserved for the side and rear five (5) feet of each lot.

5) All sewage disposal shall be by sewage disposal system approved by the State Board of Health.

6) The minimum square footage for heated area for each apartment unit shall be as follows:

- a) 1,100 square feet for three (3) bedroom town house apartment
- b) 950 square feet for two (2) bedroom town house apartment.
- c) 700 square feet for one (1) bedroom town house apartment.
- d) 1,000 square feet for three (3) bedroom garden apartment.
- e) 850 square feet for two (2) bedroom garden apartment.
- f) 600 square feet for one (1) bedroom garden apartment.

Q A A 9

4328 RV-21