

4. 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 an annoyance or nuisance to the neighborhood.

5. 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 wall, fence or hedge over three (3) feet in height shall be placed nearer the street than the building set back line as shown on the recorded subdivision plat.

6. The heated ground floor area of the main structure of any detached single family residence, exclusive of one-story open porches and garages, shall be not less than 2,000 square feet. In computing the area of split-level houses, the total number of square feet contained on the lower level shall be computed at one-half and when so computed the minimum area of the entire split-level house shall be no less than 2,000 square feet. In houses having two stories, the ground heated floor area shall be no less than 1000 square feet and the total finished area shall be not less than 2,000 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breeze-ways shall be excluded.

7. Easements for installation and maintenance of utilities and drainage facilities are hereby reserved as shown on the recorded plat and over the rear five (5) feet and side five (5) feet of each lot.

8. No lot as shown on the recorded subdivision plat shall be re-cut so as to face in any direction other than as shown on the recorded plat.

9. All sewage disposal shall be by sewage disposal system approved by the South Carolina State Board of Health.

10. Any residence constructed upon any lot must be completed on the exterior and the lot landscaped within eight (8) months after the date the footings are poured.

11. No bathing pools shall be constructed or maintained on any lot unless it is surrounded by a sightly screening fence.

12. All driveways on the lots shall be paved with either asphalt or concrete paving.

13. No house trailer, or disabled vehicle or unsightly machinery or junk shall be placed on any lot, either temporarily or permanently, and the building committee designated hereinabove shall, at the owners expense, remove any such house trailer, disabled vehicle or unsightly machinery or junk from any lot. This provision, however, shall not be construed so as to prohibit the parking or keeping of travel trailers on any lot, so long as they are not used as a residence either temporarily or permanently, and are maintained in a sightly manner.

14. No animals shall be kept, maintained, or quartered on any lots, except that cats, dogs and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants.

15. The covenants and conditions herein contained are to run with the land and shall be binding on all persons claiming the same until January 1, 1991, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless, by vote of the majority of the then owners of the lots, it is agreed to change said covenants, conditions and restrictions in whole or in part. If the Declarants or their successors, heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person owning any real property shown on the recorded subdivision plat to prosecute any proceeding at law or in equity against the person or persons attempting to violate or violating any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation. Validation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

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