

building line of any adjacent lot. Any such wall, fence, or hedge proposed to be erected or placed on any such lot whether as part of the architect's residence design or a later addition must receive the approval in writing of the Architectural Committee.

(5) No building site shall have a width of less than 100 feet at a 25 foot set back line.

(6) No lot shall be recut so as to face in any direction other than as shown on the recorded plat nor shall it be recut so as to make any building site smaller than is provided for in paragraph (5) above.

(7) Nothing contained herein shall be construed to prohibit the use of more than one lot or of portions of one or more lots as a single residential building site provided such site has a lot width of not less than 100 feet at a 40 foot set back line, and provided said site faces as required by these restrictions and the recorded plat.

(8) No one-story, split-level or story-and-a-half residence shall be constructed containing less than 2,000 square feet of floor space exclusive of porches, garages and breezeways. In computing the square footage of any split-level residence credit shall be given for one-half the square footage of any basement which is finished and heated. In computing the square footage of any story-and-a-half residence, one-half credit shall be given for the area above the ground floor. No two-story residence shall be erected containing less than 1,200 square feet of floor space on the ground floor nor less than 1,000 square feet of floor space on the second floor exclusive of porches, garages and breezeways. Exceptions to these limitations may be granted by the Architectural Committee if in the opinion of the Committee the proposed residence would be in keeping with the overall concept of the subdivision.

APPROVAL OF PLANS

(1) The Architectural Committee for this subdivision shall be composed of:

- a. Hamlin Beattie and Charles E. Robinson III of the Board of Directors of HBA Properties, Inc.
- b. A competent architect licensed to practice in South Carolina who shall be selected by the Board of Directors of HBA Properties, Inc.
- c. A competent, experienced builder and contractor licensed by the State of South Carolina who shall be selected by the Board of Directors of HBA Properties, Inc.