

9. No outside toilets or privies shall be permitted on any lot, and the sewage disposal shall be the same as that approved by the Greenville County Health Department.

10. No livestock, cattle, sheep, swine, goats or fowl, or other such animals of similar breed shall be permitted to be kept on any residential lot; however, domestic animals and pets may be kept, provided they are not kept, bred and maintained for commercial purposes. Furthermore, one horse or pony may be kept per one and one-half acres, provided that the animal is stabled to the rear or said dwelling and at least two hundred (200) feet from the nearest dwelling.

11. No obnoxious or offensive trade or activity shall be carried on upon any of the lots affected by these restrictions, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

12. No trailer, mobile home, basement, tent, shack, garage or other outbuilding erected on any lot affected by these restrictions and covenants 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.

13. No fences of any kind shall be erected on any residential lot, except in the rear of the dwelling erected on the lot. A decorative fence may be approved for the side and front of the dwelling by the architectural committee herein named.

14. Weeds and scrub growth to be kept under control with no less than a semi-annual cutting.

15. On any lot, no garbage cans or other garbage disposal containers shall be placed or located closer than twenty (20) feet to any side or front lot line; nor shall any clothesline be closer than one hundred twenty (120) feet to any front of said lot, other than the rear lot line, provided the same does not face the street.

16. No vehicle of any type shall be parked on any lot for the purpose of making repairs to the same or stored other than for emergency repairs by the owner of said lot, and no commercial repairs of any vehicle shall be allowed on any of the aforementioned lots.

17. No lot shall be recut or subdivided unless approved by the developers, Clark Manor, Inc., and in any event no subdivided or recut lot, nor the original lot after subdividing, shall contain less than one and one-half acres.

18. The failure by the grantor or any lot owner, or owners, to enforce any restriction(s), condition(s), covenant(s) or agreement(s) herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach. If any court of competent jurisdiction for any reason (as for example by reason of having imposed monetary damages against the violator) permits the continued existence of a violation of the covenants, the existence of such violation under such court order, shall not be construed as permitting other violations of a similar nature elsewhere in the subdivision.

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