

owner violate this covenant, the Architectural Committee, in addition to any other remedy allowed by law or in equity, may require the lot owner to remove said structure or modify the same, at owner's expense, and should the owner fail to comply therewith, the Architectural Committee, at the owner's expense, may cause said structure to be removed or modified. Should the owner fail to pay for the reasonable cost thereof, the Architectural Committee shall have a lien against the property for said amount, together with cost and reasonable attorney's fees, which lien may be foreclosed or judgment sought in the same manner as the foreclosure of a real estate mortgage. Said lien shall be effective from date it is recorded in the Mortgage Book or Deed Book index of the RMC Office for Greenville County and it shall be subject to all previously recorded mortgages and mechanics liens against the property.

3.3 No wall, fence, or hedge shall be erected across or along the front of any lot and nearer to the front lot line than the building set back line having a height of more than three feet, nor shall any wall, fence, or hedge having a height of more than three feet be constructed on any corner lot that would extend any closer to the street than the front building line of any adjacent lot. All such walls, fences, or hedges proposed to be erected or placed at any location on any lot whether as part of the architect's residence design or a later addition must first receive the approval in writing of the Architectural Committee in accordance with Article IV.

3.4 No building site as shown on the recorded plat shall contain less than 20,000 square feet.

3.5 No lot shall be recut so as to face in any direction other than as is shown on the recorded plat nor shall it be recut so as to make any building site smaller than is provided for herein. This provision is not intended to prevent cutting off a small portion or portions of any lot for the purpose of conveying the same to an adjoining property owner or straightening a boundary line. However, the remaining portion of the lot must not violate the minimum size requirements of any zoning regulations.