

- (11) At such time purchaser occupies the tract, he shall at all times keep property in a neat and orderly manner with all fixtures and improvements being kept in good condition and also in a neat and orderly manner.
- (12) All household refuse and rubbish, trash, garbage or waste shall be kept in closed containers or other approved enclosures until taken to a disposal place operated or licensed by the proper public authority for such disposal.
- (13) Any trees having a diameter at the base greater than eight inches shall not be cut without permission of the Declarant.
- (14) No noxious or offensive trade, occupation or activities shall be carried on upon any tract, nor shall anything be done thereupon which might be or become a nuisance or annoyance to the neighborhood.
- (15) The ownership of animals will be permitted for the sole use by the family and shall not be restricted as to type, except where the animals present are considered to be in violation of Restriction #14. No commercial farming shall be permitted.
- (16) No tract owner nor any other person may destroy the natural environmental appeal of the land. Any clearing of land must not be left bare of plant growth so as to create an erodable situation. All drainage created by any building or improvements of land must not create an erodable situation.
- (17) The access road off of Babb Road, being known as J.F. Drive and shown on the aforesaid plat as J.F. Estates, Phase II is for the joint use of the owners of J.F. Estates, Phase II, their heirs, successors, and assigns for ingress and egress to and from their respective parcels for a drainage easement and for the installation of public utilities.
- (18) It is the responsibility of each present and subsequent property owner to assist in keeping the access road in a high state of maintenance and to respect the rights of the other property owners in its use. It will not be the responsibility of Greenville County to maintain this road. The road shall be posted as a private road. In the event of maintenance costs to the said access road thru July 31, 1983 all cost shall be born by grantor. Any maintenance cost occurring after July 31, 1983 shall be divided equally among the owners of each tract. Grantor shall be responsible for a proportionate share of the cost according to the number of lots unsold at the time the cost is incurred. Grantor will assist subsequent owners in organizing a Property Owners Association to determine the nature of and schedule of any repairs needed on the said access road.
- (19) When a driveway is constructed on any tract, purchaser shall install a culvert at the intersection of J.F. Drive and the driveway. Purchaser shall do no construction or grading that may cause undue wear or erosion of J.F. Drive.

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