

AMENDED BUILDING RESTRICTIONS OF
PROTECTIVE COVENANTS - OLD MILL ESTATES,
SECTION 3

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3. 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.

4. 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 fence shall be placed nearer the street than the building line as shown on the plat.

5. The ground floor area of the heated, livable area of any residence, exclusive of one-story, open porches and garages, shall not be less than 1,100 square feet, except for Lot 12 which shall have not less than 1,700 square feet. In computing the area of split-level houses, the total number of square feet contained in the lower level shall be computed at one-half, and when so computed, the minimum area of the entire split level house shall not be less than 1,100 square feet, except for Lot 12 which shall not have less than 1,700 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

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

7. These lots shall not be re-cut so as to face in any direction other than as shown on the recorded plat.

8. All sewage disposal shall be by sewage disposal system approved by the State Board of Health.

9. All driveways in the lots shall be paved with either asphalt or concrete paving.

10. No fence or wall shall be constructed or maintained along the front property line of any lot, nor shall any hedge or fence higher than three (3) feet be built or maintained between the building line and the street.

11. No house trailer, disabled vehicle, or unsightly machinery or junk, shall be placed on any lot, either temporarily or permanently, and the Owner, Furman Cooper Builders, Inc., at the lot owner's expense, remove any such house trailer, disabled vehicle, or unsightly machinery or junk, from any lot. However, this shall not be construed as prohibiting the parking or keeping of travel trailers, so long as they are not used as a residence, either temporarily or permanently, and are maintained in a sightly manner.

12. These lots shall not be re-cut without the written consent of Furman Cooper Builders, Inc., or by a representative designated by said Owner. The authority of said Owner to approve or disapprove the recutting of any of these lots shall be final and such authority shall vest solely against any other person in any manner whatsoever, either at law or in equity, for said Owner's failure to approve the recutting of any of these lots.