

of construction of a permanent residence thereon. No fires for the burning of trash, leaves, clippings or other debris or refuse shall be permitted on any Numbered Lot except during construction of a permanent residence thereon.

3.15 Window Air Conditioning Units. No window air conditioning units shall be installed on any building.

3.16 Utility Wires. All utility wires for electricity, telephone, or other utilities shall be located underground. No concrete blocks shall be used in the construction of any building or structure on any Numbered Tract which may be visible from the exterior after grading has been completed.

3.17 Easements. A five-foot easement along all side and rear lot lines (except along any Numbered Tract line upon which is constructed a party wall of a building) is reserved for the purposes of utility installation and maintenance and drainage. Each Homeowner shall keep natural swales located on a Numbered Tract maintained with grass, ground covers, or natural mulch, free, unobstructed and graded in a good state of repair and condition and shall provide for the installation of such culverts on his property as may be reasonably required for proper drainage in order to preserve the present natural drainage system of the Real Property.

3.18 Utility Easements. Owner hereby reserves and is given a perpetual, alienable and releasable easement for the benefit of all Homeowners for the installation of utilities (including water, electric, telephone, gas and sewer lines) over, in and under a five-foot strip parallel to and tangent with all side and rear lot lines of any Numbered Tract. Owner shall have the unrestricted power of alienating, conveying and releasing the easements reserved under the terms of this paragraph to any public authority having jurisdiction over the utility service rendered. The Tract line easements herein granted in the event any Numbered Tract shall be subdivided or replatted, as herein provided, shall thereafter apply only to a Numbered Tract as resubdivided or replatted instead of applying to the Numbered Tract as originally platted.

3.19 Trees. No living trees, except Virginia or common pine trees, having a diameter of greater than six inches, four feet from ground level may be cut on any land without first obtaining the written consent of the Architectural Committee, excluding such trees as shall be growing within 30 feet of the radius of any residence located on a Numbered Tract.

3.20 Rubbish Removal. The owner of a Numbered Tract, improved or unimproved, shall keep the same free of trash and rubbish, maintained in such a manner as to prevent the same from becoming unsightly, unsanitary or a hazard to health and in an attractive natural condition. In the event the owner of the Numbered Tract fails to comply with the terms of this paragraph, Owner shall have the right (but not the obligation) to go upon such Numbered Tract and to remove rubbish and any other unsightly or undesirable things and objects therefrom, and to do all other things and perform and furnish any labor necessary or desirable to maintain the Numbered Tract in a natural and attractive condition, all at the expense of the owner of such Numbered Tract, which expense shall become payable by the Homeowner thereof on demand. Neither Owner nor any of its agents, employees or contractors shall be liable for any damages to any person which may result from the exercise of any of the rights conferred in this paragraph.

3.21 Wildlife Sanctuary. All the Real Property is hereby declared to be a wildlife sanctuary. The hunting or trapping of wild animals or birds is hereby prohibited.

3.22 Number of Residences. No more than one duplex residence shall be constructed upon any Numbered Tract as shown on the plat recorded in the RMC Office for Greenville County, S. C., in Plat