

4. No lot shall be re-cut so as to face in any direction other than as shown on the recorded plat; nor shall any lot be re-cut so as to contain an area less than it now has, as shown on said recorded plat, unless such re-cutting is done for the purpose of enlarging the size of the adjacent lots.

5. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways and garages or car ports, less than 1,200 sq. ft. for a one-story dwelling, nor less than 900 sq. ft. for a dwelling of more than one story. For the purpose of computing said minimum square footage of the main structure, enclosed porches may be included at one-half their measured square footage.

6. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

8. The right is reserved to lay or place or authorize the laying and placing of sewer, gas and water pipes, telephone, telegraph and electric light poles on any of the streets shown on said recorded plat without compensation or consent of any lot owner and an easement for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

9. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewerage disposal becomes available.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals,

This the 20th day of January, 1953.

Sarah L. Campell
J. B. Ricketts

Lide L. Richbourg (Seal)
Lide L. Richbourg
Lila M. Richbourg (Seal)
Lila M. Richbourg

STATE OF SOUTH CAROLINE)
COUNTY OF GREENVILLE) PROBATE

Personally appeared before me Sarah L. Campell
and made oath that she saw the within named Lide L. Richbourg and Lila M. Richbourg sign,
seal, and as their act and deed deliver the within written restrictions or protective
covenants, and that she with J. B. Ricketts witnessed
the execution thereof.

Sarah L. Campell

Sworn to before me this the
20th day of January 1953.

J. B. Ricketts
Notary Public for South Carolina
Recorded January 20th, 1953 at 11:30 A. M. #1447