

any construction of any nature, kind or description shall be started on said lot. The Board of Directors shall pass upon the type of building, the cost of the building, its location, the materials used, as to its sanitary arrangements and any and all other matters that might arise that would affect the other property of the Greenville Motor Boat Club, Inc.

4. Not more than one dwelling unit shall be erected on a lot of less than Seventy-Five (75) road or river feet as shown on said plat; nor shall any lot be re-cut or sub-divided to less than these dimensions; and no building shall be closer than Fifteen (15) Feet to any property line, except water line. Dwelling unit includes the usual outbuildings such as garage but no surface closet shall ever be used on any portion of said property, but only septic tanks or other sanitary sewers must be used.

5. The owners, their heirs and assigns, shall have the right to use the docks and water fronts designated by the Board of Directors at such points and for such purposes as said Board of Directors deem advisable, subject to the conditions and provisions, rules and regulations as may be set forth by said Board of Directors of said Greenville Motor Boat Club, Inc.

6. It is mutually agreed between the purchasers, their heirs and assigns, and the seller, the Greenville Motor Boat Club, Inc., its successors and assigns, that in the event any owner of any lot shown on said plat should decide to sell or should receive an offer for his or her property, then said owner shall first submit to the Directors of the Greenville