

Restrictions and Conditions Applicable to Plat Number One (1) of CAROLINA LAKE COLONY DEVELOPMENT as shown on Plat made by Howard B. Miller, Civil Engineer and recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book W at Page 165.

These restrictions are to run with the land and shall be binding on all parties and all persons claiming under them.

If the parties hereto, or any of them, or their heirs, or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

1. That no residential structure shall be erected or placed on any building plot which plot has an area of less than seven thousand square feet or a width of less than sixty feet at the front building setback line.

2. That 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 temporary character be used as a residence.

3. That no part of any structure built on said land shall be nearer to the front property line on any street than Thirty Five feet.

4. That the plans or sketches of all cottages or permanent homes erected on said property are subject to the approval of the Carolina Lake Colony Corporation.

5. That no outside toilet shall be built on any part of said land.

6. That no animals or fowl other than domestic pets shall be kept on said premises.

7. That no dwelling shall have less than eight hundred square feet ground floor area excepting Sections C through G in which sections a minimum of six hundred square feet shall be required.

8. That no use of said property shall be made which would constitute a nuisance or annoyance or danger (such as, but not limited by, the use of firearms) to other property owners in Carolina Lake Colony Development.

9. That no sanitary disposal of sewage refuse shall empty same into or drain within one hundred twenty five feet of streams, creeks, or the lake;

~~XXXXXXX That the within grantor shall not be liable to the within grantees, his heirs or assigns for damages resulting from the operation or maintenance of any roadway, lake, park, or play grounds or utilities within Carolina Lake Colony Development. XXXXXXXX~~

10. That Carolina Lake Inc., shall not be liable to the purchasers of property in the development, their heirs or assigns nor to the public generally for damages resulting from the operation or maintenance of any roadways, lake, parks, or play grounds or utilities within Carolina Lake Colony Development.