

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } RESTRICTIONS

The restrictions enumerated in this instrument are imposed upon Lots 1 through 15, inclusive, as shown by a plat of the property of T. Oregon Lawton, made by J. C. Hill, bearing date of December 14, 1955 and recorded in the Greenville County R.M.C. Office in Plat Book "EE" at Page 183.

1. These lots shall be used for residential purposes only. No duplexes, garage apartments or apartments shall be erected or maintained on these lots, nor shall any existing building be altered for the purpose of making apartments. No business of any kind shall be conducted on the premises, incidentally or otherwise, nor shall the premises be used for any kind of storage of goods of merchandise held for sale or other business use.
2. No cattle, chickens or other livestock, except domestic pets, shall be kept on the premises.
3. No lot shall be re-subdivided, except for the purpose of adding to and increasing the area of some other existing lot, and no structure shall be erected upon any such re-subdivision except in conjunction with an existing unsubdivided lot.
4. A building line of ten per cent of the frontage width of each lot shall be observed on each side of each lot. In the event that two lots are combined into one lot, this building line shall be observed along the sides of the newly constructed lot and not along the original lot lines.
5. A twenty six (26) foot front building line shall be observed along the road, but garages or temporary structures may be placed nearer to the road than 26 feet. The houses may face the lake.
6. An easement for power, water, telephone and other utilities is reserved along the front of each lot along the road and if any structures are placed within the 26 foot building line, they shall be subject to this easement.
7. No dwelling shall be erected containing less than 650 sq. feet of floor space, exclusive of porches, patios and open terraces. No structure of a temporary nature shall be used as a residence. All residences shall be built in a workmanlike manner.
8. No residence shall be occupied unless and until a septic tank approved by the Greenville County Health Department shall have first been constructed.
9. No alcoholic beverages shall be stored or consumed on the premises.