

4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No horses, ponies, chickens, pigeons or livestock of any type shall be kept or raised on any lot in the subdivision.

5. 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 a temporary character be used as a residence. No fence shall be placed nearer the street than the building line as shown on the plat, except decorative fences not exceeding three (3) feet in height.

6. The ground floor of the main structure of any one-story residence constructed on any lot shall not be less than 1500 square feet; provided, however, that if any one-story house has a basement, carport, or garage, the minimum area of the ground floor area of the main structure may be 1400 square feet. The ground floor area of the combined upper two levels (exclusive of the basement and/or garage level) of any split level house shall not be less than 1500 square feet. In houses having two stories, the total finished area, including both floors, shall not be less than 1600 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

7. Easement for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

8. No lot shall be recut so as to face in any direction other than as shown on the recorded plat.

9. All sewerage disposal shall be by public disposal system complying with the requirements of the South Carolina State Board of Health.

10. All driveways in the lots shall be paved either with asphalt or concrete paving.

11. No fence or wall shall be constructed or maintained along the front property line of any lot, nor shall any hedge or fence higher than three feet be built or maintained between the building line and the street.

12. No heavy truck or trailer shall be parked on any lot in the subdivision at any time, except for purposes of loading or unloading; no house trailer, disabled vehicle, or unsightly machinery or junk, shall be placed on any lot, either temporarily or permanently, and the building committee designated herein shall, at the owner's expense, remove any such house trailer, disabled vehicle, or unsightly machinery or junk, from any lot; however, this shall not be construed as prohibiting the parking or keeping of travel trailers, so long as they are not used as a residence, either temporarily or permanently, and are maintained in a sightly manner.

13. Minor deviations from the requirements of paragraph 6 above relating to square footage requirements, and as to setback line requirements set forth in paragraph 3 above, and any and all minor violations of any of the requirements set forth in these covenants, may be waived, approved or ratified by the Committee hereinabove constituted in paragraph 2 above, if, in the opinion of the members of said committee the same shall be necessary to prevent undue hardships because of special circumstances attendant to the real property involved and if in the opinion of the members of said committee such violation or violations will cause no substantial injury to any property owner. The waiver, approval or ratification by the committee in accordance with the terms of this paragraph