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BOOK 791 PAGE 75

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROTECTIVE COVENANTS APPLICABLE TO A  
SUBDIVISION KNOWN AS SHEFFIELD FOREST,  
SECTIONS TWO AND THREE, AS SHOWN ON PLAT  
RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE  
COUNTY, PLAT BOOK BBB, AT PAGE 61 AND  
PLAT BOOK III, AT PAGE 157.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Sheffield Forest, Sections Two and Three as shown by plat prepared by Carolina Engineering & Surveying Co., March, 1962, and recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 61 and Plat Book III, Page 157. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1988, after which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdivider or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations. Invalidity of any one of these covenants by judgment, Court Order or otherwise, shall not in any way affect any of the other provisions, which shall remain in full force and effect.

1. No lot shall be used except for residential purposes. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

2. No building shall be located on any lot nearer to any front lot line than the building setback line shown on said plat, nor nearer to any side street line. No dwelling shall be located nearer than 20 feet to the rear lot line, and no other type of building shall be located nearer than 5 feet to the rear lot line.

3. No building shall be erected on any lot with a ground floor area of the main structure exclusive of porches, breezeways, garages or carports with less than 1500 square feet for a one-story or multiple story dwelling. For the purpose of computing said minimum ground floor area the lowest level of a split-level dwelling may be included therein at one-half its measured square footage.

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

5. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6. Easements for the installation and maintenance of utilities, including sewer, and for drainage are reserved for a width of 5 feet along the side and rear lines of each lot, and also as shown on the recorded plat.

7. No livestock or other animals, other than domestic pets, shall be kept or

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