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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 under-
signed 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 said covenants in whole
or in part shall be changed.

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. Invalidation 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 de-
tached single-family dwelling not to exceed two and one-half stories in height and a pri-
vate 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 not 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

(Continued on next page)