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BOOK 783 PAGE 331

OLLIE FARNSWORTH  
STATE OF SOUTH CAROLINA, M.C.  
COUNTY OF GREENVILLE )

PROTECTIVE COVENANTS APPLICABLE TO A  
SUBDIVISION KNOWN AS SHEFFIELD FOREST  
AS SHOWN ON A PLAT RECORDED IN THE  
R. M. C. OFFICE FOR GREENVILLE COUNTY  
IN PLAT BOOK III, AT PAGE 122.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Sheffield Forest as shown by plat thereof prepared by Piedmont Engineers & Architects, dated May 4, 1965, and recorded in the R. M. C. Office for Greenville County in Plat Book III, at Page 122. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1990, after which time said covenants shall be automatically extended for successive periods of ten years unless, by 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 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 plot 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 two cars.
2. No building shall be located nearer the front line or nearer to the side street than the building line shown on the recorded plat.
3. No building shall be located nearer the side lot line than 8 feet.
4. No trailer, basement, tent, shack, garage, barn or other structure erected on any of the lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence.
5. No garage or accessory building shall be erected nearer than 5 feet to the side or rear lot line.
6. A 5-foot easement is reserved along the side and rear lines of each lot for drainage and utilities.

(Continued on next page)