

STATE OF SOUTH CAROLINA) AMENDMENT TO BUILDING RESTRICTIONS
AND PROTECTIVE COVENANTS
COUNTY OF GREENVILLE) CHESTERFIELD ESTATES, SECTION V

The following amendments to building restrictions and protective covenants are applicable to all numbered lots shown on a plat of CHESTERFIELD ESTATES, SECTION V, prepared by Heaner Engineering Co., Inc. dated April 27, 1981 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-F at Page 68 and amend previous building restrictions and protective covenants applicable to said subdivision dated May 13, 1981 and recorded May 15, 1981 in deed volume 1148 at page 198 in the RMC Office for Greenville County, South Carolina.

Pursuant to Item 9 of the building restrictions and protective covenants as recorded in deed volume 1148 at page 193 in the RMC Office for Greenville County, South Carolina, Westminster Company, Inc. and Terry H. Anthony, being the sole owners of all lots shown on the aforementioned plat of CHESTERFIELD ESTATES, SECTION V, do hereby modify said covenants in whole as follows:

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

(2) No dwelling shall be permitted, costing less than \$30,000.00 based on current building costs and having a ground area of the main structure, exclusive of one-story open porches and garages, of less than 700 square feet for a one-story, nor less than 1200 square feet for a dwelling of more than one-story, including "split-level" dwellings. Except that Lots 181 thru 185 and Lot 270 shall have a ground area of the main structure, exclusive of one-story open porches and garages of not less than 1500 square feet for a one-story dwelling, nor less than 1500 square feet for a dwelling of more than one-story, including "split-level" dwellings.

(3) No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 10 feet to any interior lot line, except that no side yard shall be required for a separate garage not attached to the house or other permitted accessory building located seventy feet or more from the minimum building setback line. For the purpose of this covenant, eaves, steps, porches and carports shall not be considered as part of a building, provided however that this shall not be construed to permit any portion of building on lot to encroach upon another lot. Deviations from building line restrictions not in excess of 10% shall not be construed as a violation of these covenants.

(4) No dwelling shall be erected or placed on any lot having a width at the building line of less than 60 feet nor shall any dwelling be erected or placed on any lot having an area of less than 12,000 square feet, except that this provision shall not prevent a dwelling from being erected on any lot shown on the recorded plat.

(5) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ten feet and each side five feet of every lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which

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