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STATE OF SOUTH CAROLINA

COUNTY OF YORK

SECOND AMENDMENT TO
THE DECLARATION OF
COVENANTS AND RESTRICTIONS
FOR SHERHAM WEST SUBDIVISION

THIS SECOND AMENDMENT TO THE DECLARATION, is made and entered into this the 19th day of June, 2009 by MASTERPIECE, LLC, a South Carolina limited liability company, (the "Declarant") for the purpose of amending those Restriction initially filed as the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE MASTERPIECE SUBDIVISION, recorded in Book 8732, Page 194 as Amended in Book 9698, Page 118 in the Office of the Clerk of Court for York County, South Carolina (collectively the "Declarations").

WHEREAS, pursuant to Article VIII, Section 8.33 of the Declarations, the Declarant may amend the Declaration, without the consent or joinder of any other Owner or the Association so;

WHEREAS, the Developer desires to amend the aforementioned Declarations as stated herein;

NOW THEREFORE, the aforementioned Declarations are hereby amended as follows:

Article VI, Section 6.5(ii) Square Footage is hereby deleted in its entirety and replaced with the following:

(ii) Square Footage. No single story dwelling shall be erected or placed on any Lot having a heated living area (exclusive of uncovered porches, stoops, terraces and attached garages) of less than 1,800 square feet together with a two car garage (unless a detached two car garage is approved by the ACC). No one and a half story dwelling shall be erected or placed on any Lot having a heated living area (exclusive of uncovered porches, stoops, terraces and attached garages) of less than 1,900 square feet together with a two car garage. No two story dwelling shall be erected or placed on any Lot having a heated living area (exclusive of uncovered porches, stoops, terraces and attached garages) of less than 2,000 square feet with two car garage. The term "heated living area" shall not be interpreted to include accessory buildings, terraces, decks, open or screened porches, basements and upper levels or attics which are not actually served by heating and air conditioning and is not accessible to the main living areas by permanent fixed stairway.

