

STATE OF SOUTH CAROLINA ) AMENDMENT TO DECLARATION OF  
OCONEE COUNTY, S.C. ) COVENANTS, CONDITIONS AND  
REGISTER OF DEEDS ) RESTRICTIONS FOR WATERFORD  
COUNTY OF OCONEE )

2011 MAR -7 P 4:24

Amendment  
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009852



WHEREAS, Covenants, Conditions and Restrictions for Waterford were recorded in the Office of the Clerk of Court for Oconee County on September 19, 1997 in Deed Book 936, at Page 1, recorded in Oconee County, South Carolina and Amendments thereto; and

WHEREAS, Corrective Amendment to Declaration of Covenants, Conditions and Restrictions for Waterford was recorded in Book 938, Page 36 in the Office of the Clerk of Court for Oconee County, South Carolina; and

WHEREAS, Amendment to Declaration of Covenants, Conditions and Restrictions for Waterford were recorded in Book 955, Page 34 in the Office of the Clerk of Court for Oconee County, South Carolina; and

WHEREAS, Amendment to Declaration of Covenants, Conditions and Restrictions for Waterford were recorded in Book 1240, Page 345 in the Office of the Clerk of Court of Oconee County, South Carolina; and

WHEREAS, Supplemental Declaration of Covenants, Conditions and Restrictions for Waterford were recorded in the Office of the Register of Deeds for Oconee County on May 22, 2003 in Book 1280, Page 204 thereto; and

WHEREAS, an Amendment to Declaration of Covenants, Conditions and Restrictions for Waterford were recorded in the Office of the Register of Deeds for Oconee County on June 2, 2010 in Book 1776, Page 346; and

WHEREAS, Article 2, Section 2.2(b) of the Declaration provides that any supplemental declaration may contain complementary additions to the covenants and restrictions as may be necessary in the judgment of the Declarants to reflect a different character of the Additional property; and

WHEREAS, Article 12, Section 12.3 provides the declaration may be amended by a majority of the owners whose lots are then subject thereto; and

WHEREAS, Waterford Subdivision consists of ninety-eight (98) lots; and

WHEREAS, the undersigned owners hold the majority of the votes subsequent to the restrictive covenants as hereinabove cited; and

WHEREAS, the majority of the owners feel these amendments are in the best interest of the subdivision.

WHEREAS, Waterford Owner's Association, Inc., a/k/a Waterford, wishes to amend the Declaration of Covenants, Conditions and Restrictions and to revise certain provisions thereof.

NOW THEREFORE, Know All Men by These Presents that the Declaration of Covenants, Conditions and Restrictions for Waterford Owner's Association, Inc., a/k/a Waterford, are amended as follows:

Article 8 Section 8.3 Building Construction and Quality shall be supplemented as follows:

No improvements, including, without limitation, site preparation on any Lot, or erection of buildings or exterior additions or alterations to any building situated upon the Lot, or any landscaping or cutting of trees on any Lot, shall be commenced, erected or maintained on any portion of Lot until (i) the Board of Directors has given written approval for the plans and specifications for said construction and improvements pursuant to the Construction Guidelines, as referenced below; and (ii) the fees set forth herein or contemplated hereby have been paid in full by the Owner.

Construction Guidelines. The Board of Directors shall, from time to time, publish and promulgate Construction Guidelines (hereinafter "the Guidelines"). The Guidelines shall be explanatory and illustrative of the general intent of the subdivision and are intended to act as a guide to assist owners and builders in construction plans and specifications. The Guidelines may be revised and amended at any time by the Board of Directors, in its sole discretion, and shall constitute the basis for approval or disapproval of plans and specifications submitted to the Board of Directors for approval.

Fees. The Board of Directors, in its sole discretion, may require each owner submitting plans and specifications for construction and improvements to pay a construction escrow fee to the Association to be held for such purposes as are set forth in the Guidelines.

Enforcement. It is the intent of the Association to establish quality standards for construction and construction activity in Subdivision and to help preserve property values in the Subdivision. All Owners, by purchasing property in the Subdivision acknowledge that a violation of any such provisions could result in irreparable harm and damage to other Owners of property in the Subdivision and to the values of their respective properties. Accordingly, the Association shall have the specific right of entry and inspection upon any portion of property for the purpose of determination whether there exists any violation of the terms of the Waterford Covenants, the Guidelines, the terms of this Declaration or any additional Declaration or Amendments hereto or thereto. Additionally, the Association may pursue other legal and equitable remedies for violations of construction guidelines at lot owner's expense.

All other provisions contained in Section 8.3, not revised herein, shall remain in full force and effect.

Except as expressly amended or supplemented hereby, the Declaration and any Amendments thereto, shall remain unchanged and in full force and effect.



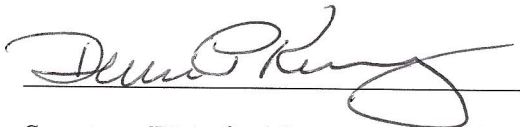
Waterford Owner's Association  
 309 Oakleaf Court  
 Seneca, South Carolina 29672  
<http://mywaterford.org>

In accordance with Article 12, Section 12.3 amended, the Waterford Owner's Association Board of Directors certifies the results of the votes by the Property Owners as shown in the table below regarding the attached covenant change.

Covenant Change Title	Number of YES Votes	Number of NO Votes	Number of Lots	Percent YES	Percent NO
Article 8 Section 8.3 – Building Construction and Quality	50	13	98	51	13

As the table shows, the covenant received the required majority (greater than 49.1%) needed to meet the requirements to change the covenants.

As secretary of the Waterford Owners Association I attest that the above voting numbers are accurate and meet the requirements of the Waterford Owners Association.



Secretary, Waterford Owners Association

12/9/10

Date

FILED FOR RECORD  
 OCONEE COUNTY, S.C.  
 REGISTER OF DEEDS  
 2011 MAR - 7 P 4:24

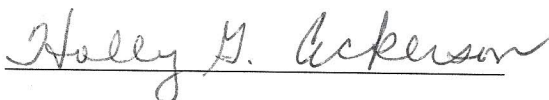


Witness



STATE OF SOUTH CAROLINA      Witness  
 COUNTY OF OCONEE

On this 9<sup>th</sup> day of December, 2010 before me personally appeared Dennis Kinney, Secretary of the Waterford Owner's Association who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument.



Holly G. Ackerson - Notary Public

Oconee County, South Carolina  
 My Commission Expires: April 6, 2015

