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BOOK 17-X PAGE 189

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

AMENDMENT #1  
DECLARATION OF RESIDENTIAL AREA  
EASEMENTS AND PROTECTIVE COVENANTS  
AND NOTICE OF CHANGE OF PLAT

WHEREAS, Stone Creek Cove, Limited Partnership, a limited partnership organized and existing under the laws of the State of South Carolina with the sole General Partner being Environment Builders of America, Inc., a corporation organized and existing under the laws of the State of South Carolina, is the owner of the lands located in Anderson County, South Carolina (hereinafter referred to as the "Property");

WHEREAS, Stone Creek Cove, Limited Partnership (hereinafter referred to as "Developer") has encumbered the Property by filing of the Declaration of Residential Area Easements and Protective Covenants, dated 10 May 1973, and recorded 14 May 1973 in the Office of the Clerk of Court for Anderson County, South Carolina in Deed Book 17N at Page 334 (hereinafter referred to as "Declaration");

WHEREAS, this section of lands as subdivided into lots and condominium units is intended for residential purposes and for the construction and sale of condominium units;

WHEREAS, the Property is described on that certain plat of Alvin Freeman, Registered Land Surveyor, dated 23 August 1972, recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 77 at Page 441; and the Property has been subdivided into areas designated as residential lots, common areas and areas for condominium development on a subdivision plat entitled "Stone Creek Cove Subdivision" prepared by Alvin Freeman, Registered Land Surveyor, dated 9 May 1973 and recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 78 at Page 194, (hereinafter referred to as "Subdivision Plat"); and

WHEREAS, each and every owner desires to amend

HALF SIZE (M<sup>1</sup>/<sub>2</sub>)

R:9  
R:8

R:10

R:9

R:8

the Declaration in the manner as set forth herebelow and each and every owner desires to substitute for the Sub-division Plat the plat entitled "Stone Creek Cove Subdivision Plat #2" which has been recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 74 at Page 370 and that the restrictions, covenants, conditions and affirmative obligations set forth in the Declaration be applicable to Stone Creek Cove Subdivision Plat #2;

NOW THEREFORE, in consideration of the foregoing and the benefits accruing to the present and future owners of the lots of land included in the area of said plat, Developer and the present owners of any interest in the Subdivision do hereby amend the restrictions, covenants, conditions and affirmative obligations imposed upon the property by the Declaration and declare that Stone Creek Cove Subdivision Plat #2 be the Subdivision Plat for Stone Creek Cove Sub-division.

ARTICLE :

ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

Section 3. Associate Membership

A) Joint Ownership

In the event two or more persons, no being members of the "immediate family", shall collectively purchase ownership in a condominium unit by use of a joint tenancy, tenancy in common, shared ownership, partnership or other devise, then the Developer or the Association Board of Directors may, in their sole discretion, require the owners to purchase a certain number of associate memberships. The number of associate memberships shall be determined by adding the number of persons owning an interest in the condominium unit by use of a joint tenancy, tenancy in common, shared ownership, partnership or other devise and subtracting from this sum the number one. For purposes of this subparagraph, "immediate family" shall mean the owner, husband, wife, child, father, mother, sister,

HALF SIZE (M<sup>1</sup>/<sub>2</sub>)

R:9  
R:8



or brother of the owner and issue of any such person.

B) Corporate Ownership

In the event a corporation shall purchase ownership in a condominium unit, the principal officer of the corporation shall notify the Developer or the Association Board of Directors, within thirty (30) days after purchase of the initial number of Associate Memberships for which the corporation is to be responsible. In no event shall the corporation be allowed to purchase more than eleven (11) associate memberships per condominium unit owned, and in the event of joint ownership, the corporation shall be allowed only one associate membership per one-twelfth 1/12 ownership interest. The corporation may, from time to time, increase or decrease the number of associate memberships, but such increase shall not be effective until thirty (30) days after notification to the Developer or the Association Board of Directors.

C) Rights and Privileges

The associate members shall be entitled to all rights and privileges as regular members of the Association but shall not be entitled to vote at any meetings of the Association.

ARTICLE III

ASSESSMENTS

Section 6. Associate Member Assessments. The annual assessment for associate members of the Association shall be equal to the annual assessment levied upon the members of the Association as set forth in Section 2 of this Article. For the purposes of this Article 3, the associate members shall be subject to the same liabilities and affirmative covenants imposed upon the regular members in this Article 3.

ARTICLE VIII

GENERAL PROVISIONS

Section 11. Subdivision Plat. The Declaration and the amendments thereto shall govern the area designated as Stone

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R:9

R:8

Creek Cove Plat #2 and the plat shall more fully describe the areas set aside for common use, residential lots and condominium use.

Section 12 Amendment. The provisions of this Declaration may be amended from time to time by an instrument in writing executed by two thirds (2/3), or more, of the Owners of record.

Section 13. Replatting of Roads. The Developer has permission to replat any road or street upon the property in any manner the Developer, in his sole discretion, deems necessary; provided, however, that the replatting shall not terminate any road or street that is shown on the plat known as Stone Creek Cove Subdivision Plat #2, to have an entrance and/or exist upon a public road or street.

Section 14. Provisions of the Declaration. The provisions of the Declaration which have not been specifically amended or supplemented by this Amendment or Stone Creek Cove Plat #2 are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned developer, Stone Creek Cove, Limited Partnership, through its General Partner, Environment Builders of America, Inc., has caused this instrument to be executed in its name by the signature of the appropriate officers of said corporation and the affixing of its corporate seal hereunto, and the undersigned owners of record of residential lots and condominium units located in Stone Creek Cove Subdivision have subscribed their signatures hereunto as an indication of their consent to the action taken hereby this 7th day of February, 1975.

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R:8

WITNESS:

James M. McKinley  
Goldie F. McKinley

STONE CREEK COVE, LIMITED PARTNERSHIP

BY: Environment Builders of America, Inc.

BY: Joseph A. Wright, III  
President

ATTEST: Joseph A. Wright, III  
Secretary

Lot #1: Reconveyed to Stone Creek Cove, Limited Partnership

James M. McKinley

Goldie F. McKinley



R:10

R:9

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

PROBATE

PERSONALLY appeared before me, the undersigned, and made oath that he saw the above named G. E. Moore, Jr. and James A. Barmore

sign, seal and as Their act and deed, execute and deliver the within written AMENDMENT #1, DECLARATION OF RESIDENTIAL AREA EASEMENTS AND PROTECTIVE COVENANTS AND NOTICE OF CHANGE OF PLAT for the uses and purposes therein mentioned, and that he with John L. Herbert witnessed the execution thereof.

*William F. Meyer Jr.*

SWORN to before me this 7th day of February, A.D., 19 75.

*Joseph G. Wright III*  
Notary Public for South Carolina  
My Commission Expires Sept. 28, 1981

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STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

PROBATE

PERSONALLY appeared before me, the undersigned, and made oath that he saw the above named Joseph G. Wright, III

sign, seal and as His act and deed, execute and deliver the within written AMENDMENT #1, DECLARATION OF RESIDENTIAL AREA EASEMENTS AND PROTECTIVE COVENANTS AND NOTICE OF CHANGE OF PLAT for the uses and purposes therein mentioned, and that he with Sue B. Bridges witnessed the execution thereof.

*A. Marvin Doherty*

SWORN to before me this 7th day of February, A.D., 19 75.

*J. Frank Nichols*  
Notary Public for South Carolina

Rec. Feb. 11, 1975 at 3:35 P.M., C.D. Bardette, cecp

R:8

R:10

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EXHIBIT C

Description of Condominium Units and Common Elements of Real Property will be as follows:

PHASE III

- Building 1 - Contains condominium units 1A, 1B, 1C, & 1D
- Building 2 - Contains condominium units 2A, 2B, 2C, & 2D
- Building 3 - Contains condominium units 3A, 3B, 3C, & 3D
- Building 4 - Contains condominium units 4A, 4B, 4C, & 4D
- Building 5 - Contains condominium units 5A, 5B, 5C, & 5D
- Building 6 - Contains condominium units 6A, 6B, 6C, & 6D
- Building 7 - Contains condominium units 7A, & 7B
- Building 8 - Contains condominium units 8A, & 8B
- Building 9 - Contains condominium units 9A, & 9B
- Building 10 - Contains condominium units 10A, & 10B
- Building 11 - Contains condominium units 11A, 11B, 11C & 11D
- Building 12 - Contains condominium units 12A, 12B, 12C & 12D
- Building 13 - Contains condominium units 13A, 13B, 13C & 13D
- Building 14 - Contains condominium units 14A, 14B, 14C & 14D

A. Type 102B - Assigned value 1211.6 sq. ft. - Units 7A, 7B, 8A, 8B, 9A and 9B

Two bedroom two bath measuring 40'-0" deep by 40'-0 wide in their maximum dimensions. Each condominium unit has a total area of 1211.6 sq. ft. Each unit has an entry foyer of 30 sq. ft.

Adjacent to the entry foyer is the kitchen containing 102 sq. ft. and equipped with a sink and the following appliances or ones of equal or superior value:

- One (1) General Electric Refrigerator TFF 19DR
- One (1) General Electric Icemaker GE KIT1
- One (1) General Electric Dishwasher GSD281
- One (1) General Electric Disposal GFC110
- One (1) General Electric Range JM93R
- One (1) General Electric Hood JN31

Adjoining the kitchen is the dining room which has 116 sq. ft.

Adjacent to the dining room is the living room having 280.7. Off the living room is either a wooden deck or concrete patio having 120 sq. ft.

Adjoining the previously mentioned entry foyer is a hall of 31.5 sq. ft. Off this hall is a utility area of 15 sq. ft. and a closet of 9.3 sq. ft.

At one end of the hall is the master bedroom (bedroom #1) which has 188.8 sq. ft. The master bedroom has two closets of 15 sq. ft. each. Adjoining the master bedroom is the master bath (bath #1) having 42.5 sq. ft. and containing a lavatory, water closet, and bath tub. Off of the master bedroom is either a wooden deck or concrete patio of 72 sq. ft..

Adjacent to the previously mentioned hall is bedroom #2 having 154.7 sq. ft. This bedroom has a closet of 15.3 sq. ft. and is adjoining bath #2, which has 48.7 sq. ft. and equipped with a lavatory, water closet and bath tub.

Bath #2 adjoins the previously mentioned hall.

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B. Type 103B - Assigned value 1509.3 sq. ft. - Units 10A and 10B

Three bedrooms, three bath unit measuring 40'-0" deep by 44'-0" wide in their maximum dimensions. Each has a total area of 1509.3 sq. ft. Each unit has an entry foyer of 53.3 sq. ft.

Adjacent to the entry foyer is the living room containing 294 sq. ft.

Adjoining the living room is the dining room having 160.5 sq. ft.

Off of both the living room and dining room is an outdoor wooden deck or concrete patio which has 290 sq. ft.

Adjoining the previously mentioned dining room is the kitchen which has 113.3 sq. ft. and equipped with a sink and the following appliances or ones of equal or superior value:

- One (1) General Electric Refrigerator TFF 19DR
- One (1) General Electric Icemaker GE KIT1
- One (1) General Electric Dishwasher GSD281
- One (1) General Electric Disposal GFC110
- One (1) General Electric Range JM93R
- One (1) General Electric Hood JN31

The kitchen also adjoins the perviously mentioned foyer.

Off the entry foyer is a hallway having 45 sq. ft. Adjoining the hallway are storage and mechanical areas totaling 30.3 sq. ft.

At the end of the hallway is bedroom #1 (master bedroom) which has 158 sq. ft. The master bedroom has 22 sq. ft. of adjoining closet space. Also off the master bedroom is the master bath which contains 42.5 sq. ft. and is equipped with a lavatory, water closet and a tub.

Also at the end of the ahll way is bedroom #2 containing 126 sq. ft. and has 19 sq. ft. of closet space. Also adjoining bedroom #2 is bath #2 which has 50.8 sq. ft. and is equipped with a lavatory, water closet and a bath tub.

Off the previously mentioned entry foyer is access to bedroom #3 having 150 sq. ft. and has 25 sq. ft. adjoining. Also adjoining bedroom #3 and the entry foyer is bath #3 which has 42.5 sq. ft. and contains a lavatory, water closet and a bath tub.

C. Type 202B - Assigned value 1413.3 sq. ft. - Units 1B, 1C, 2B, 2C, 3B, 3C, 4B, 4C, 12B, 12C, 14B & 14C

Two bedroom two and 1.2 bath measuring 35'-4" deep by 20'-0" wide in their maximum dimensions. Each has a total area of 1413.3 sq. ft. Each unit has an entry foyer of 30.3 sq. ft.

Adjacent to the foyer is a hall of 57.8 sq. ft. which leads to the living area. Off this hall is a utility area of 27 sq. ft. and a powder room of 19.5 sq. ft. containing a water closet and lavatory. Also off the hall is the kitchen containing 90 sq. ft. equipped with a sink and the following appliances or ones of equal or superior value:

	Building 4	All other units
One (1) G.E. Refrigerator	TFF 19DR	Same
One (1) G.E. Icemaker	GE KIT1	Same
One (1) G.E. Dishwasher	GSD281	Same
One (1) G.E. Disposal	GFC 110	Same
One (1) G.E. Compactor	GCC 450	Same
One (1) G.E. Range	J722	JM 93R
One (1) Hood	Nutone 74-15 30 inches	G.E. #JN31

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P:9  
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Adjacent to the kitchen is the dining room of 102 sq. ft.

Adjacent to the dining room and hallway is the living room which has 260.9 sq. ft. Off the living room there is either a wooden deck or concrete patio having 114 sq. ft.

Off of the previously mentioned entry foyer is a stair and hall leading to the bedroom areas above having 59.5 sq. ft.

Off the stair hall is a linen closet of 9 sq. ft.

Immediately off the hall is the master bedroom (bedroom #1) which has 238 sq. ft. and a closet of 28 sq. ft. Serving this bedroom is the master bath of 37.5 sq. ft. containing a lavatory, water closet, and bath tub.

Off the master bedroom is a wooden deck having 68 sq. ft.

Also off the stair hall is bedroom #2 containing 144 sq. ft. and two closets of 9 sq. ft. and 14 sq. ft. Adjacent to bedroom #2 is bath #2 having 37.5 sq. ft. and containing a lavatory, water closet and bath tub.

D. Type 203B - Assigned value 1672.4 sq. ft. - Units 1A, 1D, 2A, 2D, 3A, 3D, 4A, 4D, 11A, 11B, 11C, 11D, 12A, 12D, 13A, 13B, 13C, 13D, 14A & 14D

Three bedroom 2-1/2 bath measuring 35'-4" deep and 23'-8" wide in their maximum dimensions. Each has an area of 1672.4 sq. ft. Each unit has an entry foyer of 28 sq. ft.

Adjacent to the foyer is a hall of 61.3 sq. ft. which leads to the living area. Off the hall is a utility area of 27 sq. ft. and a powder room having 19.5 sq. ft. and containing a lavatory and a water closet. Also off the hall is the kitchen containing 110 sq. ft. and equipped with a sink and the following appliances or ones of equal or superior value:

	Building 4	All other units
One (1) G.E. Refrigerator	TFF 19DR	Same
One (1) G.E. Icemaker	GE KIT1	Same
One (1) G.E. Dishwasher	GSD 281	Same
One (1) G.E. Disposal	GFC 110	Same
One (1) G.E. Compactor	GCG 450	Same
One (1) G.E. Range	J722	JM 93R
One (1) Hood	Nutone 74-15 30 inches	G.E.#JN31

Adjacent to the kitchen is the dining room of 149.5 sq. ft.

Off of the dining is either a wooden deck or concrete patio having 120 sq. ft.

Adjacent to the dining room is the living room having 296.4 sq. ft. Off the living room is a wooden deck or concrete patio having 114 sq. ft.

Off the previously mentioned entry foyer is a stair and hall leading to the bedroom areas above.

Off the stair hall is a linen closet of 7 sq. ft.

Off of the stair hall is bedroom #1 containing 145 sq. ft. with a closet of 14.6 sq. ft.

Also off the stair hall is bath #2 of 37.5 sq. ft. containing a lavatory, water closet and bath tub.

*g.l.w., III*

HALF SIZE (M 1/2)

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R: 10

R: 9

R: 8

At the end of the stair hall is bedroom #2 having 124.4 sq. ft. and a closet of 15 sq. ft.

Also off the stair hall is the master bedroom (bedroom #3) containing 181.3 s.q. ft. and a closet of 15.3 sq. ft. Adjacent to the master bedroom is the master bath having 55 sq. ft. equipped with two lavatories, a water closet and a bath tub. Also off the master bedroom is a wooden deck having 68 sq. ft.

E. Type 302 B - Assigned value 2120 sq. ft. - Units 5B, 5C, 6B & 6C

Two bedroom two and 1.2 bath measuring 35'-4" deep by 20'-0" wide in their maximum dimensions. Each has a total area of 2120 sq. ft. Each unit has an entry foyer of 30.3 sq. ft.

Adjacent to the foyer is a stair hall of 57.8 sq. ft. down to the living area. Off of this stairhall is a closet of 6 sq. ft. a utility area of 27 sq. ft. and a powder room of 19.5 sq. ft. containing a water closet and lavatory. Also off the hall is the kitchen containing 90 sq. ft. equipped with a sink and the following appliances or ones of equal or superior value:

- One (1) General Electric Refrigerator TFF 19DR
- One (1) General Electric Icemaker GE KIT1
- One (1) General Electric Dishwasher GSD 281
- One (1) General Electric Disposal GFC 110
- One (1) General Electric Compactor GCG 450
- One (1) General Electric Range JM93R
- One (1) General Electric Hood JN31

Adjacent to the kitchen is the dining room of 102 sq. ft.

Adjacent to the dining room and ahlway is the living room which has 260.9 sq. ft. Off the living room there is either a wooden deck or concrete patio having 114 sq. ft.

Off of the previously mentioned stair hall down to the living areas is another stair hall consisting of 37.5 sq. ft. with a closet of 17.5 sq. ft. Adjoining this stair hall is a multi-purpose room having 114 sq. ft.

Also off of the lowest stair hall is a two car garage which has 425 sq. ft.

Off of the previously mentioned entry foyer is a stair hall leading to the bedroom areas above having 55.5 sq. ft.

Off the stair hall is a linen closet of 7.3 sq. ft.

Immediately off the hall is the master bedroom (bedroom #1) which has 238 sq. ft. and a closet of 28 sq. ft. Serving this bedroom is the master bath of 37.5 sq. ft. containing a lavatory, water closet and a bath tub.

Off the master bedroom is a wooden deck having 68 sq. ft.

Also off the stair hall is bedroom #2 containing 114 sq. ft. and two closets of 9 sq. ft. and 14 sq. ft. Adjacent to bedroom #2 is bath #2 having 37.5 sq. ft. and containing a lavatory, water closet and a bath tub.

F. Type 303B - Assigned Value 2508.7 sq. ft. - Units 5A, 5D, 6A & 6D

Three bedroom 2-1/2 bath measuring 35'-4" deep and 23'-8" wide in their maximum dimensions. Each has an area of 2508.7 sq. ft. Each unit has an entry foyer of 28. sq. ft.

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- Page 5 -

Adjacent to the foyer is a stair hall of 66 sq. ft. Off of the hall is a closet having 6 sq. ft., a utility area of 27 sq. ft. and a powder room having 19.5 sq. ft. and containing a lavatory and a water closet. Also off the hall is the kitchen containing 110 sq. ft. and equipped with a sink and the following appliances or ones of equal or superior value:

- One (1) General Electric Refrigerator TFF 19DR
- One (1) General Electric Icemaker GE KIT1
- One (1) General Electric Dishwasher GSD 281
- One (1) General Electric Disposal GFC 110
- One (1) General Electric Compactor GCG 450
- One (1) General Electric Range JM93R
- One (1) General Electric Hood JN31

Adjacent to the kitchen is the dining room of 149.5 sq. ft.

Off of the dining room is either a wooden deck or concrete patio having 120 sq. ft.

Off of the previously mentioned stair hall down to the living areas is another stair hall consisting of 37 sq. ft. with a closet of 17.5 sq. ft. Adjoining this stair hall is a multi-purpose room having 176.3 sq. ft.

Also off of the lowest stair hall is a two car garage which has 498.6 sq. ft.

Adjacent to the dining room is the living room having 296.4 sq. ft. Off the living room is a wooden deck or concrete patio having 114 sq. ft.

Off of the previously mentioned entry foyer is a stair hall leading to the bedroom areas above containing 75.8 sq. ft.

Off the stair hall is a closet of 7 sq. ft.

Off of the stair hall is bedroom #1 containing 145 sq. ft. with a closet of 14.6 sq. ft.

Off of the stair hall is bath #2 of 37.5 sq. ft. containing a lavatory, water closet and a bath tub.

At the end of the stair hall is bedroom #2 having 124.4 sq. ft. and a closet of 15 sq. ft.

Also off the stair hall is the master bedroom (bedroom #3) containing 181.3 sq. ft. and a closet of 15.3 sq. ft. and a closet of 15.3 sq. ft. Adjacent to the master bedroom is the master bath having 55 sq. ft. equipped with two lavatories, a water closet and a bath tub. Also off the master bedroom is a wooden deck having 68 sq. ft.

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HALF SIZE (M<sup>1/2</sup>)

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R:8