

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE )

AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR WATERFORD

005010

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, records of Oconee County, South Carolina and Amendments thereto; 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.

NOW, THEREFORE, Know All Men By These Presents that we, the undersigned, being the majority of the owners of Lots of Waterford do hereby agree and consent to and by these presents amend the Covenants, Conditions and Restrictions for Waterford as follows:

Article 12, Section 12.3, Amendment, Paragraph 1 is amended to read as follows:

The Covenants, Conditions and Restrictions of the Declaration may be amended at any time and from time to time by either of the following;

- 1) An agreement signed by owners holding a majority of votes appurtenant to the lots subject to the Declaration;



2) By the Association in which case such amendment shall have attached to it a copy of the resolution of the Board attesting to the affirmative action of the required majority of such owners to effect such amendment, certified by the Secretary of the Association

Provided however that such amendment must be consented to by Declarant so long as Declarant is the Owner of any Lot in the Development or of any Additional Property. It is further provided that any amendment affecting the Piers and Boatslips and any improvements located thereon must be approved by a vote of a majority of the votes appurtenant to the Boatslip Lots and must be consented to by Declarant so long as Declarant is the Owner of any lot in the Development. Any such amendment shall not become effective until the instrument evidencing such change has been filed of record. Notwithstanding the foregoing, the consent of a majority of the Owners of Lots, plus the written consent of the Declarant shall be required to contract the land in the Development, to withdraw any portion of the Property from the requirements of the Declaration, or to restrict or revoke Declarant's right of enforcement as provided for in Section 12.1 of the Declaration.

All other terms of said Covenants, Conditions and Restrictions shall remain in full force and effect,

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_ day of \_\_\_\_\_, 2005.

WITNESSES:

_____	_____
witness #1	Owner of Lot _____ , Waterford
_____	_____
witness #2	Owner of Lot _____ , Waterford
_____	_____
witness #1	Owner of Lot _____ , Waterford
_____	_____
witness #2	Owner of Lot _____ , Waterford
_____	_____
witness #1	Owner of Lot _____ , Waterford
_____	_____
witness #2	Owner of Lot _____ , Waterford