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E-FILED IN GREENVILLE COUNTY, SC

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STATE OF SOUTH CAROLINA	)	AMENDMENT OF DECLARATION OF
	)	CONDITIONS, COVENANTS AND RESTRICTIONS
COUNTY OF GREENVILLE	· )	OF CLIFFS VALLEY SUBDIVISION

This Third Amendment of the Declaration of Conditions, Covenants and Restrictions of Cliffs Valley Subdivision (hereinafter "Amendment") is entered into to be effective as of the 214 day of May, 2018, by CLIFFS VALLEY COMMUNITY ASSOCIATION, INC. (hereinafter "Association").

## WITNESSETH:

WHEREAS, the Declaration of Conditions, Covenants and Restrictions of Cliffs Valley Subdivision, recorded in the Office of the Register of Deeds for Greenville County (the "ROD") in Book 1990 at Page 1621 (the "Declaration"), made certain properties in Greenville County, South Carolina subject to the Declaration; and

WHEREAS, the Conditions, Covenants and Restrictions provides expressly in Article 12.2 the Board's authority to adopt rules which modify, cancel, limit, create exceptions to, or expand the Use Restrictions set forth in Exhibit "C" to the Declaration; and

WHEREAS, the following modifications to the initial Use Restrictions have been adopted by the Board and these modifications have not been disapproved by at least sixty-seven percent (67%) of the Association's members.

NOW, THEREFORE, Exhibit C, "Initial Use Restrictions," of the Declaration of Conditions, Covenants and Restrictions for Cliffs Valley Subdivision are hereby amended and from henceforth shall read as follows:

(a) <u>General</u>: The Properties shall be used only for single family residential, recreational, and related purposes (which may include, without limitation, offices for any property manager retained by the Association or business offices for the Declarant or the Association consistent with the Declaration and any Supplemental Declaration). Any Supplemental Declaration or additional covenants imposed on the property within any Neighborhood may impose stricter standards than those contained herein and the Association shall have standing and the power to enforce such standards.

## (b) Restricted Activites

(x) Construction of a structure on a Lot other than one (1) detached single-family dwelling and one accessory building, which may include a detached private garage, servant's quarters, guest house or pool house, provided a single structure may incorporate all of said uses

and provided such dwelling or accessory building does not overcrowd the Lot and is not used for any activity normally conducted as a business. Such accessory building may not be constructed prior to the construction of the main building. A guest suite or like facility may he included as part of the main dwelling or accessory building, but said suite may not be rented or leased except as part of the entire premises including the main dwelling.

(xi) Launching and flying any hobby aircraft such as Remote Control planes, drones or similar devices from any Common Area within the Community as defined in Section 1.10 of the Declarations.

IN WITNESS WHEREOF, the Association has executed this amendment to the Declaration of Conditions, Covenants and Restrictions of Cliffs Valley Subdivision this 21 day of May, 2018.

Signed, Sealed and Delivered	CLIFFS VALLEY COMMUNITY
In the Presence Of:	ASSOCIATION, INC.
Witness #1  Matthew Wilson	By: Bury Pugh  (Print Name)  President, POA  (Title)
Witness #2	(Time)
STATE OF SOUTH CAROLINA )  COUNTY OF GREENVILLE )	ACKNOWLEDGEMENT
COUNT OF GREENVILLE )	
execution of the foregoing instrument.	Carolina, do hereby certify that the above named, nally appeared before me this day and acknowledged the due
WITNESS my hand and seal this	215+ day of <u>May</u> , 2018.
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all the state of t	Notary Public for South Carolina My Commission Expires: $1/(0/2024)$
HOTAPLE	ing Commission Expues

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**BRIAN PINNER** Notary Public, State of South Carolin My Commission Expires 1/10/2024