

STATE OF SOUTH CAROLINA) AMENDMENT TO DECLARATION OF
) LEWIS VILLAGE HORIZONTAL
COUNTY OF GREENVILLE) PROPERTY REGIME

This Amendment to Declaration of Lewis Village Horizontal Property Regime is made and is effective as of the 19 day of March, 2018 ("Effective Date").

WHEREAS, the Declaration of Lewis Village Horizontal Property Regime, recorded on March 20, 1979 in the Office of the Register of Deed for Greenville County in Deed Book 1098, Page 792 ("Master Deed") provides that the Master Deed may be amended as described in the Master Deed;

WHEREAS, the Master Deed was amended by Amendment recorded on July 24, 2013 that was filed in the Office of the Register of Deeds for Greenville County in Deed Book 1098, Page 792;

WHEREAS, the Lewis Village Association of Residence Owners, Inc. ("Association") desires to update the Master Deed and make certain amendments;

NOW, THEREFORE, the Master Deed is hereby amended as follows:

1. Section V RESTRICTIONS Subsection A shall be deleted and revised to read:
 - A. Unless otherwise provided herein, the condominium property shall only be used as a single-family residence, and for furnishing of services and facilities herein provided for the enjoyment of such residence. Each of the residences for which provision is made by the condominium documents shall be occupied by a single family as their residence, provided, however, that a single family may consist of unrelated people.

2. Section V RESTRICTIONS Subsection B shall be deleted and revised to read:
 - B. A home-based business may be operated in a residence upon application and in the sole discretion of the Board. The Board of Directors may consider, among such other factors as they determine relevant in their sole discretion, the following factors in connection with a home-based business: (1) Pedestrian and/or vehicle traffic caused by or anticipated to be caused by the home-based business; (2) Likelihood that the home-based business will disturb other co-owners or residents; (3) Whether the operation of the home-based business may cause additional expenses to the Association; (4) whether the home-based business involves the bulk storage of goods; and (5) whether the home-based business complies with all applicable ordinances and regulations. No home-based business shall interfere with the peaceful possession and proper use of the property by other residents. No home-based business shall advertise on the condominium property. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse, or garbage allowed to accumulate nor any fire hazard allowed to exist.

3. Section V RESTRICTIONS Subsection C shall be deleted and revised to read

C. No immoral, improper, offensive or unlawful use, as determined in the sole discretion of the Board of Directors, shall be made of the condominium property, nor any part thereof, and all applicable laws, zoning ordinances and regulations of governmental entities having proper jurisdiction shall be observed.

4. Section V RESTRICTIONS Subsection D shall be deleted and revised to read:

D. Entire residences may be rented (the terms rent shall include lease or sublease). However, with the exception of a lender in possession of a condominium unit following a default on a first mortgage, a foreclosure proceeding or any deed or other arrangement in lieu of foreclosures, no unit owner shall be permitted to lease his unit as a vacation rental, hotel, or for any other transient purpose. Any lease agreement shall provide that the terms of the lease are subject in all respects to the provisions of the Declaration and the By-Laws and that any failure of the lessee to comply with the terms of such documents shall be a default under the terms of the lease. All leases shall be in writing.

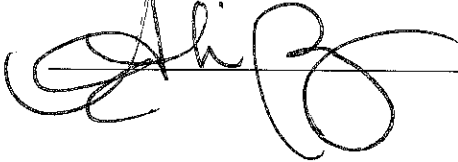
5. Add a sentence at the end of Section VI RESIDENCES Subsection E which reads:

The Board of Directors must approve any maintenance of, repairs to or replacement of any windows and doors of any condominium unit.

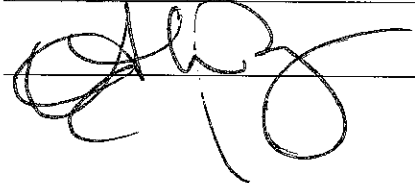
IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the Effective Date.

WITNESSES


Cathy Bulick




CATHY BULICK



Lewis Village Association of Residence Owners, Inc.

By: 

Its: President

And: 

Its: Vice-President

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 15th day of Aug., 2018 by the above-named officers of the Lewis Village Association of Residence Owners, Inc.

Marsha Gayle Hunt
Notary Public of South Carolina
My Commission expires on 11.26.22, 2022

