



Timothy J. Henney

STATE OF SOUTH CAROLINA) AMENDMENT OF RESTRICTIVE
) COVENANTS FOR WATERSTONE COTTAGES
 COUNTY OF GREENVILLE) RECORDED IN BOOK 2433 AT PAGE 582

This Amendment of the Restrictive Covenants for Waterstone Cottages (hereinafter “Amendment”) is entered into to be effective as of the 4th day of February, 2020, by WATERSTONE HOMEOWNERS’ ASSOCIATION, INC. (hereinafter “Association”).

WITNESSETH:

WHEREAS, the Restrictive Covenants for Waterstone, recorded on October 14, 2013, in Deed Book 2433 at Page 582, in the Register of Deeds Office for Greenville County (the “ROD”) (the “Covenants”), made certain properties in Greenville County, South Carolina subject to the Covenants; and

WHEREAS, the Covenants were thereafter amended by certain Amendments to the Restrictive Covenants for Waterstone Cottages, as follows:

- a) First Amendment to Easements and Protective Covenants for Waterstone Cottages recorded November 18, 2013 in Deed Book 2434 at Page 5549 in the Register of Deeds Office for Greenville County;
- b) Amendment of Declaration of Covenants, Conditions and Restrictions For Waterstone Cottages, recorded October 10, 2014 in Deed Book 2453 at Page 325, in the Register of Deeds Office for Greenville County;
- c) Declaration of Covenants, Conditions and Restrictions For Waterstone Cottages, Phase 2, recorded December 2, 2014 in Deed Book 2455 at Page 5585, in the Register of Deeds Office for Greenville County;
- d) Declaration of Covenants Conditions and Restrictions For Waterstone Cottages, Phase 2, re-recorded December 29, 2014 in Book 2457 at Page 2010, in the Register of Deeds Office for Greenville County;
- e) First Amendment to Easements and Protective Covenants For Waterstone Cottages, Phase 2, recorded January 16, 2015 in Book 2458 at Page 1953, in the Register of Deeds Office for Greenville County;
- f) Fourth Amendment of Covenants, Conditions, Restrictions, and Easements For Waterstone Cottages, recorded February 1, 2017 in Book 2505 at Page 2931;

- g) Fifth Amendment of Covenants, Conditions, Restrictions, and Easements for Waterstone Cottages, recorded April 2, 2018 in Deed Book 2535 at Page 493 in the Register of Deeds Office for Greenville County; and

WHEREAS, the Waterstone Cottages Homeowners' Association, Inc., at the 2019 Annual Meeting of the members, with a quorum present, duly adopted, by a majority vote of the homeowners, to amend or change the original restrictive covenants.

NOW, THEREFORE, the Restrictive Covenants for Waterstone Cottages are hereby amended as follows:

Amendment. After transfer of the common area to the Association this Declaration may be amended by an instrument signed by the Owners of not less than sixty-two percent (62%) of the Lots.

Storm Doors. Exterior storm doors of the full-view type, may be placed on the front door of a home, but the metal frame of the door must match the home's exterior door frame color. The Architectural Review Committee must approve the selection and installation. All other storm door types are prohibited.

Holiday Decorations. Christmas decorations may be displayed from one (1) week prior to Thanksgiving until January 6th of the following year. All other holiday decorations may be displayed from one (1) week prior to one (1) week after the holiday. Decorations may be placed anywhere on the owner's property so long as landscaping maintenance is unimpeded during the growing season. Decorations may not be inflatable, use excessive lighting, or detract from others' enjoyment of their home. The Architectural Committee will determine if any display violates this covenant.

Decorative Flags. One approved decorative flag per home may be displayed from a front porch column. Approved flags may not be larger than 3 x 5 feet, and must be an

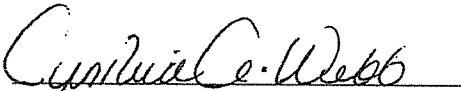
American flag, a flag depicting a scene of natural beauty, or a flag with the official logo of a professional or college sports team. All other flags are prohibited.


Rentals: No home may be rented by the owner to another party for a period of less than 180 days.

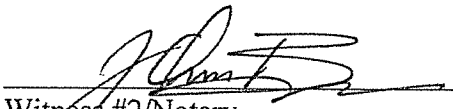
Occupancy. No home may be occupied by more than two (2) people per bedroom, as defined by building code, for more than two consecutive weeks.

Signed, Sealed and Delivered
In Presence Of:

WATERSTONE COTTAGES
HOMEOWNERS' ASSOCIATION, INC.


Witness #1

By: 
Gary L. Groff
(Print Name)
President
(Title)

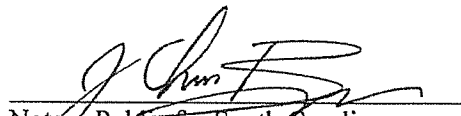

Witness #2/Notary

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, A Notary Public for South Carolina, do hereby certify that the above named, WATERSTONE COTTAGES HOMEOWNERS' ASSOCIATION, INC., by Gary L. Groff, President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 4 day of February, 2020.


Notary Public for South Carolina
My Commission Expires: 11/06/2029