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AMEND/REST

2 PGS

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Rec:\$10.00

Cnty Tax:\$0.00

State Tax:\$0.00

FILED IN GREENVILLE COUNTY, SC

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF GREENVILLE)

AMENDMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE GARDENS AT
ROSE RESERVE

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GARDENS AT ROSE RESERVE is made as of August 14, 2009, by Rosewood of the Piedmont, Inc., a South Carolina corporation (hereinafter referred to as "Declarant");

WITNESSETH:

WHEREAS, by that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE GARDENS AT ROSE RESERVE (the "Declaration") dated August 21, 2008, recorded in Book 2336 at Page 2464 in the Greenville County, South Carolina, Public registry, Declarant, subjected certain real property in Greenville County, South Carolina, to protective covenants, conditions, restrictions and easements as set forth therein; and

WHEREAS, Article VI, of the Declaration provides that the Declaration may be amended upon the written approval by two-thirds of the number of owners of lots in the subdivision and Declarant currently owns more than two-thirds of said lots;

NOW, THEREFORE, Declarant hereby declares the following changes:

Article II/Section 6:

All residences constructed in the subdivision shall contain a minimum of 1500 square feet of living area, including unfinished areas such as the bonus room.

Article VI/Amendments and Modification:

The terms, provisions, and restrictions set forth herein may be amended upon the written approval by two-thirds of the number of owners, in good standing, of lots in the subdivision. Good standing meaning that dues are current and owner is not in violation of any of the covenants and restrictions.

Article VIII:

Association dues will be collected on a pro-rata annual basis on all sales of completed homes. Builders and Developer (Declarant) will not be subjected to payment of dues. The initial dues shall be \$180.00 annually.

Any assessment not paid within thirty (30) days after the date on which it is due shall bear interest from the due date at the legal rate assessed against court

judgments in Greenville County. The Association may assess late fees and/or bring legal action against the owner personally obligated to pay the same or may foreclose the lien against the lot. No owner may waive or escape liability for payment of the assessments by abandonment of his lot.

IN WITNESS WHEREOF, Declarant, by and through its authorized representative, has caused this instrument to be executed by its duly authorized officer and its corporate seal to be hereunto affixed, as of the day and year first above written.

By: Rosewood of the Piedmont, Inc.

Witness:

Greg McKim
Steve Hammond

By:

Title:

[Signature]
PRES

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared before me the undersigned witness, who says on oath that (s)he saw the within named corporation by its duly authorized Managing Member, sign, seal and deliver the within written Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for The Gardens at Rose Reserve, and (s)he with the other witness, witnessed the execution thereof.

Sworn to before me this
14th day of August, 2009

Steve Hammond
Notary Public for the State of South Carolina
My commission expires: _____

Greg McKim
Witness Signature

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Timothy L. Hanvey