

David Hamilton, Clerk of Court  
York County, SC

STATE OF SOUTH CAROLINA ) AMENDMENT TO DECLARATION  
) OF RESTRICTIVE AND PROTECTIVE  
) COVENANTS FOR CLOVER  
COUNTY OF YORK ) MEADOWS SUBDIVISION

WHEREAS, Craft Homes USA, LLC of Union County, North Carolina, referred to as the "Developer" or "Declarant", did execute a DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR CLOVER MEADOWS SUBDIVISION, referred to as the "Declaration" on July 17<sup>th</sup>, 2002, and did cause said Declaration to be filed in Record Book 4515 at Page 248 in the Office of the Clerk of Court for York County, South Carolina on July 25<sup>th</sup>, 2002; and,

WHEREAS, said "Declaration" currently encumbers all the property described in the "Final Subdivision Plat of Clover Meadows Phase 1, Map 1" by Meade Gunnel Engineering & Surveyors as shown and further delineated in said Survey Plat dated 5/14/2002 and as recorded as Plat Book C70 Page 8 in the Office of the Clerk of Court for York County; and,

WHEREAS, subsequent to recordation the Declarant has determined that said "Declaration" needed to be further amended and also corrected for typographical errors; and,

WHEREAS, said "Declaration" specifically allowed for the amendment of same at the sole discretion of the Declarant; and,

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS that via the execution and filing hereof, the Declarant does hereby Amend the Declaration of Restrictive and Protective Covenants of the Clover Meadows Subdivision, the "Declaration", as follows:

1. Article I "Lot" – Second paragraph, second sentence change "F"lat to "P"lat.
2. Article II "Uses Permitted & Prohibited" - Section 3, change "Craft Homes and/or its affiliates" to "Craft Homes, its successors and assigns, and/or its affiliates".
3. Article II "Uses Permitted & Prohibited" – Section 5, remove all references to "fish" and "caged birds". Also add, "Lot Owners are responsible for damage caused by their pets, and also for cleaning up excrement from pets which excrement is deposited on any property other than that owned by the pet owner".
4. Article II "Uses Permitted & Prohibited" – Section 8, remove "clothes drying line".
5. Article II "Uses Permitted & Prohibited" – Section 11, remove entire

sentence "All walls, fences and hedges shall not be located within setbacks or site triangles as described herein or shown on recorded maps of the property". Add, "Allowable fences shall be between 48" and 72" in height...". Add, "All fencing is subject to Architectural Review Committee approval which approval may include stipulations for proper care and upkeep of the type fencing contemplated".

6. Article II "Uses Permitted & Prohibited" - Section 14, remove entirely, replace with "Fireworks allowed under applicable State, County, or Municipal Laws may be stored by the owner on his/her particular lot and used on said lot or in the common areas. Fireworks may, however, only be used between the hours of 10:00 a.m. and 10:00 p.m., and lot owners who use fireworks are responsible for cleanup of any trash or debris resulting there from on any subdivision lot, or common area".
7. Article II "Uses Permitted & Prohibited" – Section 19, remove entirely, replace with "With regards to any usage of signs by a Lot Owner other than the Developer, its agents or assigns, the Homeowners Association retains the exclusive right to approve sign usage in the Subdivision. Requests to use particular signs "for sale", "open house", "yard sale", etc. must be submitted in writing to the Homeowners Association for potential disapproval at least seven (7) business days prior to the contemplated usage.
8. Article II "Uses Permitted & Prohibited" – Section 20, remove entirely, replace with "Exterior lighting not attached or mounted on the residence structure must be approved by the Architectural Review Committee".
9. Article II "Uses Permitted & Prohibited" – Section 22, add the following sentence: "No vehicles, whether operable or inoperable, may park adjacent to the road on the Lot Owner's property except for loading and unloading purposes. No vehicles may park on Common Area Property overnight, and only Lot Owner's vehicles may park on said property during the limited time period in which the Lot Owner intends to make use of the Common Area Property.
10. Article VIII Miscellaneous – Section 7: Change "the office of the Lancaster County Clerk of Court" to "the office of the York County Clerk of Court".

BK 05755 P00086

IN WITNESS WHEREOF, the said Declarant has hereunto executed this Amendment this 23rd day of September, 2003

Raenne Little  
Witness 1

Craft Homes USA, LLC  
[Signature]

Its: Managing Member

Jessica S. Craig  
Witness 2 or Notary  
STATE OF NORTH CAROLINA )  
                                  Union )  
COUNTY OF ~~MECKLENBURG~~ )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within-named David Cuthbertson as a managing member of Craft Homes USA, LLC, sign, seal, and as its act and deed, deliver the within-written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of, September 2003.

Raenne Little  
Witness 1

Notary Public: Jessica S. Craig  
My commission expires: 08-29-2005