

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

BOOK 2113 PAGE 1584 ✓
SECOND AMENDMENT OF DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
EASTBROOKE VILLAS

Recorded in Book 2086 at Page 1469
GREENVILLE, SC

WHEREAS, a Declaration of Restrictive Covenants, Conditions and Restrictions for Eastbrooke Villas (the "Community") was recorded on May 3, 2004 in Book 2086 at Page 1469 and was amended by First Amendment recorded on July 14, 2004 in Book 2097 at Page 1981 in the Office of the Register of Deeds for Greenville County, South Carolina (the "Restrictive Covenants") for certain property located in Greenville County, South Carolina described therein;

WHEREAS, Pierce Homes of Carolina, LLC desires to amend the Restrictive Covenants to include language assigning to the Association the responsibility for maintaining insurance on the townhome structures;

WHEREAS, this amendment is not a Material Amendment or Extraordinary Action as defined in the Restrictive Covenants and therefore, only requires approval in writing by a majority of the total authorized votes of all the Members;

WHEREAS, Pierce Homes of Carolina, LLC is the owner of a majority of the lots in the Community;

NOW, THEREFORE, the undersigned does hereby declare that the Association shall be responsible for insuring the Unit structures in addition to the Common Areas;

AS SUCH, the Restrictive Covenants are hereby amended as follows:

(a) Section 11.0 is hereby added and shall read as follows:

Section 11.0 Structural Insurance. The Association shall obtain hazard insurance on the structures of each Unit. The structure includes but is not limited to the roofs, interior and exterior walls, sheetrock, paint, carpet and floor coverings, and the slab foundations. Each Owner or occupant shall maintain its own insurance for personal property.

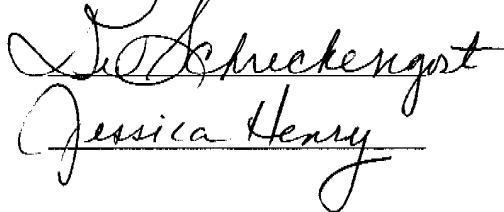
Except as specifically amended herein, the Restrictive Covenants shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned hereby set its hand to seal this 14th day of October 2004.

WITNESSES:

PIERCE HOMES OF CAROLINA, LLC

By: 
Ronald B. Vergnolle, its Manager


Jessica Henry

STATE OF SOUTH CAROLINA)
GREENVILLE COUNTY)

Acknowledgment

[Signature], a Notary Public of the above-stated County and State, do hereby certify that Ronald B. Vergnolle, Manager of Pierce Homes of Carolina, LLC, a South Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed and as the act and deed of the limited liability company.

Witness my hand and notarial seal, this the 21 day of October, 2004.

[Signature]
Notary Public for South Carolina
My Commission Expires: 10-8-2014

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 03:07 PM
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BOOK 2113 PAGE 1584 THRU 1585
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Judy A. Hix