



The financial obligation for any amounts due under the Restrictive Covenants is a personal obligation of the Owner and also runs with the land and is the obligation of any future owners.

4. Article VI, Covenants for Assessments, Section 3(a) Initial Assessment:

The second sentence of Article VI, Section 3(a) is omitted and the following inserted in place thereof:

Any Owner is entitled to review the budget and expenses of the association upon request to the Board of Directors.

5. Article VI, Covenants for Assessments, Sections 3(c), Increase of Members, and 3(e), Lots Owned by Declarant:

The first sentence of Article VI, Section 3(c) is amended by deleting “of each class of members” and inserting in place thereof “of Owners”.

Article VI, Section 3(e), pertaining to Lots owned by Declarant, is deleted in its entirety as it is no longer applicable.

6. Article VI, Covenants for Assessments, Section 10, Exempt Property:

Article VI, Section 10, exempting certain Property from the assessments, is deleted in its entirety.

7. Article VII, Common Areas and Residence Exterior Maintenance, Section 3:

The portion of the first sentence of Article VII, Section 3, reading “or may use this area as a dog lot (if area is used for a dog lot it must have a concrete floor)” is deleted. The following provision is added to this section at the end of the section: No dog runs or similar fenced pet enclosures are allowed.

8. Article IX. Architectural Control, Section 1, Architectural Committee:

The first two sentences of Article IX, Section 1, are deleted and the following is inserted in the place thereof.

The Architectural Committee members shall be appointed by Board of Directors of the Association. In the absence of appointment of any members, the Board of Directors may function as the Architectural Committee.

9. Article X, Use Restrictions, Section 2(a), Use of Property and Section 2(e), Use of Property:

In Article X, Section 2(a), the phrase “and for no other purpose except that the Declarant may use one or more residences for offices and/or model residence for sales purposes” is deleted.

In Article X, Section 2(e), the phrase “except that Declarant or its agent may use any unsold residence or lease up to two residences for sales or display purposes” is deleted.

10. Article X, Use Restrictions, Section 2(i), Use of Property:

The following new provision is added to Article 10, Section 2:

- (i) The garage at each home shall be used as a garage and the garage door shall remain operable as a garage door. No garage shall be permanently enclosed.

11. Article X, Use Restrictions, Section 4, Pets:

The following is added to the end of Article X, Section 4:

All Owners and occupants are responsible for cleaning up after any pets located at their Residence.

12. Article XIII, General Provisions, Section 1. Enforcement:

The following is added to Article XIII, Section 2:

In the event of any action related to or arising from these Restrictive Covenants, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the non-prevailing party.

13. Article XIII, General Provisions, Section 10:

The following is added as a new section in Article XIII:

Section 10:

10(a): The first failure to pay any monthly assessment within 10 days of the due date will result in a late fee of \$10. The failure to pay any monthly assessment timely within sixty days after a prior late payment and \$10 penalty will result in an increased penalty of \$35.

10(b): All pets shall be on a leash when outside the walls of a Residence.

10(c): All trash receptacles shall be located and maintained behind a Residence and shall not be visible from the street. Trash receptacles may be placed at the curb the evening before the collection day(s), and shall be returned to the rear of the residence no later than 7:00 pm on collection day(s).

10(d): Any woodpiles shall be located behind a Residence and shall not be visible from the street.

10(e): In the event of a violation of the Restrictive Covenants, the Owner will be provided a written notice from the Board and must correct the violation within 7 days of receipt of the notice. Failure to timely correct a violation will result in a \$100.00 fine that may be filed as a lien against the property and enforced in accordance with the provisions of the Restrictive Covenants. Furthermore, violators will be responsible for all costs of enforcement of any lien and enforcement of the Restrictive Covenants, including reasonable attorney's fees and costs. Any repeat violation within six months of a previous violation will not

be entitled to written notice but will result in an immediate \$100.00 fine per violation.

NOTE: Signature pages, with witness and notary, for each owner of record as shown in the Greenville County deed records are hereto attached.

**PROPERTY OWNER, 3 CORBIN COURT**

[Signature]  
Witness

[Signature]  
**JOHN GREER or PAT GREER**

[Signature]  
Witness

STATE OF CAROLINA )  
COUNTY OF GREENVILLE )

Acknowledgment

[Signature]  
John Greer

, a Notary Public of the above-stated County and State, do hereby certify that **JOHN GREER or PAT GREER, owner of 3 Corbin Court, Taylors, South Carolina**, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.

Witness my hand and notarial seal, this 26th day of February, 2012.

[Signature]  
Notary Public  
My Commission expires: 6-1-16

**PROPERTY OWNER, 4 CORBIN COURT**

Robin Bond McCauley Dot Petropoulos  
Witness **DOT PETROPOULOS**

[Signature]  
Witness

STATE OF CAROLINA )  
COUNTY OF GREENVILLE )


Acknowledgment

I, Brandi O'Melia, a Notary Public of the above-stated County and State, do hereby certify that **DOT PETROPOULOS, owner of 4 Corbin Court, Taylors, South Carolina**, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.

Witness my hand and notarial seal, this 20<sup>th</sup> day of February, 2012.

Brandi O'Melia  
Notary Public  
My Commission expires: 6-1-14

**PROPERTY OWNER, 7 CORBIN COURT**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**ROBIN M. BOND**

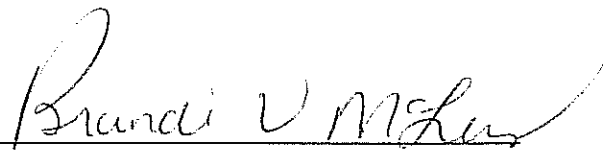
  
\_\_\_\_\_  
Witness

STATE OF CAROLINA     )  
COUNTY OF GREENVILLE    )

Acknowledgment

I, Brandi V. M. L..., a Notary Public of the above-stated County and State, do hereby certify that **ROBIN M. BOND**, owner of **7 Corbin Court, Taylors, South Carolina**, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.

Witness my hand and notarial seal, this 20<sup>th</sup> day of February, 2012.

  
\_\_\_\_\_  
Notary Public  
My Commission expires: 6-1-14



**PROPERTY OWNER, 11 CORBIN COURT**

Rebecca Brawley  
Witness

Mark H. Spencer  
**MARK H. SPENCER**

Courtney Gochy  
Witness

STATE OF CAROLINA     )  
COUNTY OF GREENVILLE    )

Acknowledgment

I Brandi V. McHenry, a Notary Public of the above-stated County and State, do hereby certify that **MARK H. SPENCER, owner of 11 Corbin Court, Taylors, South Carolina**, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.

Witness my hand and notarial seal, this 20th day of February, 2012.

Brandi V. McHenry  
Notary Public  
My Commission expires: 6-1-16

**PROPERTY OWNER, 15 CORBIN COURT**

Jane Reed  
Witness

Mary Kandler Adams  
**MARY ADAMS**

[Signature]  
Witness

STATE OF CAROLINA     )  
COUNTY OF GREENVILLE    )

Acknowledgment

I Brandi O'Melun, a Notary Public of the above-stated County and State, do hereby certify that **MARY ADAMS, owner of 15 Corbin Court, Taylors, South Carolina**, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.

Witness my hand and notarial seal, this 20<sup>th</sup> day of February, 2012.

Brandi O'Melun  
Notary Public  
My Commission expires: 6-1-16

PROPERTY OWNER, 20 CORBIN COURT

[Signature]  
Witness

Scott H. Griffin  
**SCOTT H. GRIFFIN**

Rebecca Gravelly  
Witness

STATE OF CAROLINA     )  
COUNTY OF GREENVILLE )


Acknowledgment

I Brandi V. Mohr, a Notary Public of the above-stated County and State, do hereby certify that **SCOTT H. GRIFFIN**, owner of 20 Corbin Court, Taylors, South Carolina, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.


Witness my hand and notarial seal, this 20th day of February, 2012.

Brandi V. Mohr  
Notary Public  
My Commission expires: 6-1-14

**PROPERTY OWNER, 23 CORBIN COURT**

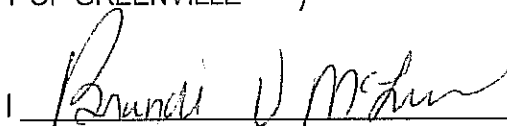
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**WAYNE GOODMAN**

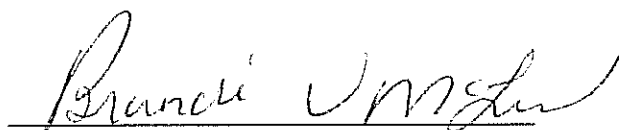
  
\_\_\_\_\_  
Witness

STATE OF CAROLINA     )  
COUNTY OF GREENVILLE    )

Acknowledgment

I,  , a Notary Public of the above-stated County and State, do hereby certify that **WAYNE GOODMAN**, owner of 23 Corbin Court, Taylors, South Carolina, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.

Witness my hand and notarial seal, this 20<sup>th</sup> day of February, 2012.

  
\_\_\_\_\_  
Notary Public  
My Commission expires: 6-1-16

**PROPERTY OWNER, 25 CORBIN COURT**

*Mark Spence*  
Witness

*Rebecca Gravely*  
**REBECCA GRAVELY**

*Scott Biff*  
Witness

STATE OF CAROLINA     )  
COUNTY OF GREENVILLE    )

Acknowledgment

I, *Brandi V Mohr*, a Notary Public of the above-stated County and State, do hereby certify that **REBECCA GRAVELY**, owner of 25 Corbin Court, Taylors, South Carolina, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.

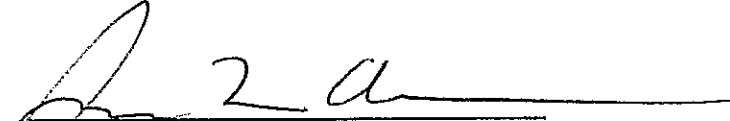
Witness my hand and notarial seal, this *20th* day of February, 2012.

*Brandi V Mohr*  
Notary Public  
My Commission expires: *6-1-16*

**PROPERTY OWNER, 27 CORBIN COURT**

 Jane & Robert Reed  
**JANE & ROBERT REED**

Witness

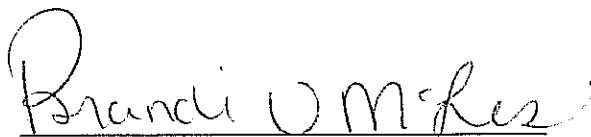
  
Witness

STATE OF CAROLINA     )  
COUNTY OF GREENVILLE     )

Acknowledgment

I, Brandi O'Neal, a Notary Public of the above-stated County and State, do hereby certify that **JANE & ROBERT REED**, owners of 27 Corbin Court, Taylors, South Carolina, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.

Witness my hand and notarial seal, this 20<sup>th</sup> day of February, 2012.

  
Notary Public  
My Commission expires: 10-1-16

**PROPERTY OWNER, 28 CORBIN COURT**

Dot Petropoulos

Witness



**RICHARD HANKS**

Robin B. McCauley

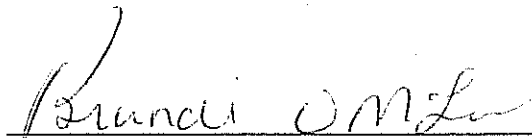
Witness

STATE OF CAROLINA     )  
COUNTY OF GREENVILLE    )

Acknowledgment

I, Prudence O. McLean, a Notary Public of the above-stated County and State, do hereby certify that **RICHARD HANKS**, owner of 28 Corbin Court, Taylors, South Carolina, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.

Witness my hand and notarial seal, this 20<sup>th</sup> day of February, 2012.



Notary Public

My Commission expires: 6-1-16

**PROPERTY OWNER, 29 CORBIN COURT**

Mary K Adams  
Witness

Courtney Godbey  
**COURTNEY GODBEY**

Mark Adams  
Witness

STATE OF CAROLINA     )  
COUNTY OF GREENVILLE )

Acknowledgment

I, Brandi V. Nelson, a Notary Public of the above-stated County and State, do hereby certify that **COURTNEY GODBEY**, owner of **29 Corbin Court, Taylors, South Carolina**, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.

Witness my hand and notarial seal, this 20<sup>th</sup> day of February, 2012.

Brandi V Nelson  
Notary Public  
My Commission expires: 6-1-16



**PROPERTY OWNER:**  
**5 CORBIN COURT; 6 CORBIN COURT; 8 CORBIN COURT;**  
**10 CORBIN COURT; 12 CORBIN COURT; 14 CORBIN COURT;**  
**17 CORBIN COURT; 19 CORBIN COURT; 21 CORBIN COURT;**  
**22 CORBIN COURT; and 26 CORBIN COURT**

*[Handwritten Signature]*  
*C. Beth McCarry*

**CORBIN COURT LLC**

*[Handwritten Signature]*

Witness

*[Handwritten Signature]*

Witness

STATE OF CAROLINA     )  
COUNTY OF GREENVILLE    )

Acknowledgment

I *Brandi Umdeu*, a Notary Public of the above-stated County and State, do hereby certify that **CORBIN COURT LLC**, owner/s of: 5 Corbin Court; 6 Corbin Court; 10 Corbin Court; 12 Corbin Court; 14 Corbin Court; 17 Corbin Court; 19 Corbin court; 21 Corbin Court; 22 Corbin Court; and 26 Corbin Court, Taylors, South Carolina, personally came before me this day and acknowledged the due execution of the foregoing instrument as his act and deed.

Witness my hand and notarial seal, this *20<sup>th</sup>* day of February, 2012.

*Brandi U Umdeu*  
Notary Public  
My Commission expires: *6-1-10*

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2012020935   Book: DE 2402   Page: 3796-3812  
March 16, 2012 09:02:23 AM

*Timothy J. Hanney*