

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

12-H-Pg. 3
AMENDMENT TO EASEMENTS AND PROTECTIVE
COVENANTS, PLAT NO. 5, WHITE OAK CLIFFS

WHEREAS, Rochester Real Estate Company as owner of property situate in Oconee County, South Carolina embraced in a plat entitled WHITE OAK CLIFFS, Plat No. 5 by Farmer & Simpson, Engineers, dated March 26, 1974 and recorded in Plat Book P-38, page 40, records of Oconee County, South Carolina, and comprising Lots Nos. 98 through 122, inclusive, and

WHEREAS, said Rochester Real Estate Company imposed upon said property certain EASEMENTS AND PROTECTIVE COVENANTS dated April 3, 1974, of record in Deed Book 11-Y, page 109, records of Oconee County, and

WHEREAS, Rochester Real Estate Company has sold and conveyed the following lots to the following owners by deeds dated and recorded as follows:

Lots	Purchasers	Date of Conveyance	Recorded
106 & 107	Lowell W. Ross Carolyn T. Ross	April 3, 1974	11-Y, 111 ✓
109	Wiley M. Bailey Barbara D. Bailey	May 13, 1974	11-Y, 419 ✓
116	N. Gruber Sires, Jr. Ann J. Sires	June 13, 1975	12-G, 22-12 ✓

WHEREAS, it is desirable to amend the said Easements and Protective Covenants, and

NOW THEREFORE, WITNESSETH:

Paragraph A of the said EASEMENTS AND PROTECTIVE COVENANTS, PLAT NO. 5, WHITE OAK CLIFFS is hereby amended by striking said paragraph "A" and inserting in lieu thereof the following:

A. No lot shall be used, except for residential purposes, except that certain areas may be designated for use as Community Recreation Areas. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in height and appurtenant buildings. Appurtenant buildings may be erected upon any lot for the purpose of serving a single family dwelling such as one

storage building per lot, one detached garage per lot and one swimming pool with appropriate dressing building or area per lot. Any appurtenant buildings shall be a compatible design as the dwelling and constructed of similar or compatible materials. No such appurtenant building shall be constructed or located so as to constitute an unsightly appearance and any building must be completed within a period of six months.

IN WITNESS WHEREOF, Rochester Real Estate Company by its President _____ has hereunto executed this agreement this 18th day of August, 1975, and the owners of the lots as described above have hereunto approved this amendment and have executed this agreement this 18th day of August, 1975.

In the presence of :

Kathryn B. Acker
William J. Acker

ROCHESTER REAL ESTATE COMPANY

By: [Signature]

Title: President

Kathryn B. Acker
William J. Acker

[Signature] (SEAL)

[Signature] (SEAL)

Kathryn B. Acker
William J. Acker

[Signature] (SEAL)

[Signature] (SEAL)

Kathryn B. Acker
William J. Acker

[Signature] (SEAL)

[Signature] (SEAL)

NOTED: THIS AGREEMENT WAS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF NEW YORK.

RECORDED: THIS AGREEMENT WAS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF NEW YORK.

ONCE THE LOT IS DEVELOPED AND CONSTRUCTED WITHIN THE PERIOD OF SIX MONTHS, THE LOT SHALL BE CONSIDERED AS A SINGLE LOT AND THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE LOT AND THE LOT SHALL BE CONSIDERED AS A SINGLE LOT AND THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE LOT.

RECORDED: THIS AGREEMENT WAS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF NEW YORK.

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STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

PROBATE

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named Rochester Real Estate Company by its duly authorized officer sign, seal and as its act and deed, deliver the within written for the uses and purposes therein mentioned, and that (s)he with Wilmer R. Tatum, Jr. witnessed the execution thereof.

Sworn to before me this 18th
day of August, 1975.

Wilmer R. Tatum, Jr. (L.S.)
Notary Public of South Carolina

My commission expires: 7/9/1980

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

PROBATE

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named Lowell W. Ross and Carolyn T. Ross sign, seal and as their act and deed, deliver the within written for the uses and purposes therein mentioned, and that (s)he with Wilmer R. Tatum, Jr. witnessed the execution thereof.

Sworn to before me this 18th
day of August, 1975.

Wilmer R. Tatum, Jr. (L.S.)
Notary Public of South Carolina

My commission expires: 7/9/1980

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)

PROBATE

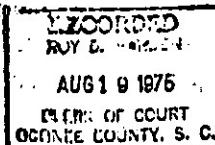
PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named Wiley M. Bailey and Barbara D. Bailey sign, seal and as their act and deed, deliver the within written for the uses and purposes therein mentioned, and that (s)he with Wilmer R. Tatum, Jr. witnessed the execution thereof.

Kathryn B. Acber

Sworn to before me this 18th
day of August, 1975.

Wilmer R. Tatum, Jr. (L.S.)
Notary Public of South Carolina

My commission expires: 7/9/1980



STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)

PROBATE

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named N. Gruber Sires, Jr. and Ann J. Sires sign, seal and as their act and deed, deliver the within written for the uses and purposes therein mentioned, and that (s)he with Wilmer R. Tatum, Jr. witnessed the execution thereof.

Kathryn B. Acber

Sworn to before me this 18th
day of August, 1975.

Wilmer R. Tatum, Jr. (L.S.)
Notary Public of South Carolina

My commission expires: 7/9/1980