

FILED FOR RECORD  
OCONEE COUNTY, S.C.  
REGISTER OF DEEDS

2010 AUG 23 P 2:48

Recorded this 23 day of  
August 2010

Vol. \_\_\_\_\_ Pg. \_\_\_\_\_

and Certified  
Register of Deeds, Oconee County

# AMENDMENTS TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

---

WATER'S EDGE SUDIVISION

8/21/2010

*Handwritten signatures:* J.S.P., K.M., W.W., R.D.A., M.K., J.M.S.

# AMENDMENTS TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

## WATER'S EDGE SUBDIVISION

### 1). Article 5 Section 8: ROW Refundable Damage Deposit

A deposit of \$1500.00 will be required from property owner upon approval of house plans. Refundable upon certificate of occupancy providing there is no damage to curbs, paved roadways and all ROW (right of ways). If the curbs, paved roadways or any ROW is damaged then the Homeowners Association will use the deposit to pay for the repair work to fix the damage and will then refund the balance of the deposit and provide a copy of the repair work to the property owner.

### 2). Article 8 Section 7: Division/Consolidated of lots

Division/Consolidated of lots will be considered by the Board of Directors of Water's Edge Homeowners Association of Lake Keowee if the division/consolidation leaves no lot, strip of land, or other piece of property involved in the division/consolidation with less than 2(two) acres. However the Board of Directors can approve a division/consolidation that does not meet the 2 acre minimum at its discretion.

### 3). Article 8 New Section 26: Lot Maintenance

Property owners of developed lots are responsible to maintain well groomed aesthetics of the roadside lawn/yard area of their property. Grass/weeds must be maintained so as not to exceed 10 inches in height. Wooded areas are not included. Violation of this amendment will be subject to the terms outlined in Article 12 New section 1a.

### 4). Article 12 New Section 1a: Enforcement of lot maintenance

**First notice:** certified letter describing violation: 30 days to respond.

**Second notice:** If no response, the Homeowners Association may arrange to have grass/weeds cut and bill property owner. Bill must be paid in full within 10 days.

**Third and every violation after:** will result in a lien.

*[Handwritten signatures]* KJM, WW, RDA MK JMS

However the Board of Directors will consider an extension due to extenuating circumstances if applied for in writing by the property owner.

**5). Article 8 New Section 27: On street parking restrictions**

No on street parking of automobiles or boat trailers for more than two (2) consecutive days/nights will be allowed. Extended parking should be approved by the Board of Directors in advance

**6). Article 8 New Section 28:**

**On street parking restrictions for Construction Equipment**

No overnight on street parking will be allowed for construction equipment including but not limited to; trucks, trailers, dumpsters and power equipment i.e.; back hoes, skid steers, dozers/loaders.

**7). Responsibility of Board of Directors**


All members elected to the board must be available to attend a minimum of three of the four quarterly meetings. These meeting are to be held the first Saturday of February, May, August and November. The dates of these meetings may be rescheduled if the majority of board members are in agreement.


We, the Water's Edge Home Owners Association of Lake Keowee, Inc. Board of Directors, do hereby swear that the above Amendments were approved by the members of the Water's Edge Home Owners Association of Lake Keowee, Inc. and declare that these amendments are to be incorporated into the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS for WATER'S EDGE SUBDIVISION.

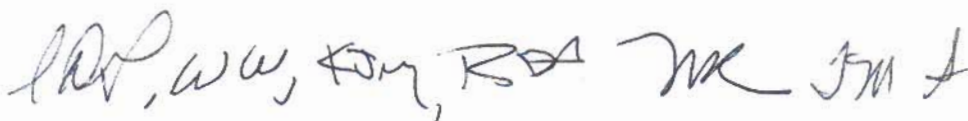
  
Tina Sanders

  
Brandon Booth, First Witness


  
Kyle Marchek

  
Wade Whitlock

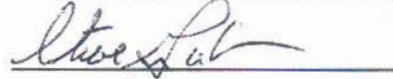
  
Judy Booth, Second Witness



  
Rob Achenberg

  
Vivian Kompier

I, the President of the Water's Edge Home Owners Association of Lake Keowee, Inc., do hereby swear that the above Amendments were approved by the members of the Water's Edge Home Owners Association of Lake Keowee, Inc. and declare that these amendments are to be incorporated into the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS for WATER'S EDGE SUBDIVISION.

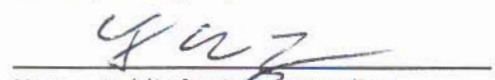
  
Steve Graham

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF OCONEE         )

PERSONALLY appeared before me, Brandon Booth, and made oath that he saw the within named Water's Edge Home Owners Association of Lake Keowee, Inc. Board Members and its President sign, seal and as the Corporate Act and Deed, deliver the within written instrument and that he whose name appears above witnessed the execution thereof and saw the corporate seal thereto affixed.



SWORN to before me this  
21<sup>st</sup> day of August, 2010.

  
Notary Public for South Carolina  
My Commission Expires 12-7-17

