2011089181 AMEND/REST
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Book DE 2399 Page.679-680
December 30, 2011 12:36 52
Rec $10.00 Cnty Tax $0.00 State Tax $0 00
FILED IN GREENVILLE COUNTY,SC

STATE OF SOUTH CAROLINA	)	**AMENDMENT TO**
	)	**DECLARATION OF COVENANTS,**
COUNTY OF GREENVILLE	)	**CONDITIONS, RESTRICTIONS, AND**
	)	**EASEMENTS FOR**
	)	**NORTHWOOD HILLS SUBDIVISION**

WHEREAS, by an instrument dated January 18, 1960, and recorded in Deed Book 643, at Page 135, in the Register of Deeds Office for Greenville County, Colonial Mortgage and Realty Co , a corporation, imposed certain covenants therein contained upon Section I of Northwood Hills as shown on Plat recorded in the Register of Deeds Office in Plat Book RR, at Page 15; and

WHEREAS, by instrument dated September 28, 1960, and recorded in the Greenville County Register of Deeds Office on October 13, 1960, in Deed Book 660, at Page 494, said restrictions were placed upon property as shown on a Plat entitled "revisions of section I, IA and II of Northwood Hills," by Plat recorded in Plat Book QQ, at Page 156 in the Register of Deeds Office for Greenville County; and

WHEREAS, by instrument dated August 14, 1961, and recorded in the Greenville County Register of Deeds Office on August 22, 1961, in Deed Book 680, at Page 224, said restrictions were further placed upon property shown on Plat recorded in Plat Book QQ, at Page 156 in the Register of Deeds Office for Greenville County; and

WHEREAS, by instrument dated April 19, 1962, and recorded in the Greenville County Register of Deeds Office on April 26, 1962, in Deed Book 697, at Page 55, said restrictions were further placed on "Section III of Northwood Hills" as shown on Plat recorded in Plat Book YYY, Page 37 in the Register of Deeds Office for Greenville County; and

WHEREAS, by instrument dated January 25, 1962, and recorded in the Greenville County Register of Deeds Office on January 31, 1962 in Deed Book 691, at Page 287, said restrictions were further placed upon the property as shown on Plat entitled "Section IV of Northwood Hills" by plat recorded in Plat Book ZZ, at Page 145 in the Register of Deeds office for Greenville County, and

WHEREAS, by instrument dated January 30, 2002, and recorded in the Greenville County Register of Deeds Office on February 1, 2002, in Deed Book 1982, at Page 945, said restrictions were amended; and

WHEREAS, the Restrictions provide that by a majority vote of the Northwood hills Homeowners Association, the said Restrictions can be amended; and

WHEREAS, at a Special Meeting of the Members of the Northwood Hills Homeowners Association on October 12, 2010, pursuant to notice duly given and at which was present a quorum of the membership, a majority of the members of the Homeowners Association voted to amend said restrictions, as set forth below and further authorized and directed the undersigned as President and Secretary of the Homeowners Association to execute the following amendment.

NOW, THEREFORE, for and in consideration of the above recitals, the terms and covenants of this modification, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Restrictive Covenants of Northwood Hills are hereby modified and amended by adding the following:

8. The Homeowners Association Board is authorized to take actions except for those matters reserved to the membership by the Covenants and Restrictions and bylaws of Northwood Hills, and to operate the Homeowners Association by three-fourths (3/4) majority vote of the Homeowners Association Board, without the necessity of calling a special meeting of the membership. However, the Northwood Hills Homeowners Association membership shall retain full veto authority of the Homeowners Association Board by majority vote. In addition, any annual capital expenditure in excess of $10,000.00 must have the majority approval of the membership of the Homeowners Association.

IN ALL OTHER RESPECTS the said Restrictions shall remain in full force and effect, except as amended hereby.

IN WITNESS WHEREOF, Association, by and through its authorized representative, and the below signed Owners, have caused this instrument to be executed this the 8TH day of DECEMBER, 2011.

Witness:

NORTHWOOD HILLS HOMEOWNERS ASSOCIATION

By: Randy Bell
Its: PRESIDENT

By: Philip L. Elliott
Its:

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

Personally appeared before me the undersigned witness, who says on oath that (s)he saw the within named Randy Bell and Philip Elliott of Northwood Hills Homeowners Association, sign, seal and, as the act and deed of said Association, deliver the within written Amendment of Covenants, Conditions, and Restrictions for Northwood Hills Subdivision, and (s)he with the other witness, witnessed the execution thereof

Witness Signature

Sworn to before me this 8th day of Dec., 2011

Notary Public for the State of South Carolina
My commission expires: My Commission Expires November 8, 2020

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