

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S. C.  
3 OCT 11 1980  
RECORDED  
WILKINSON

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AMENDMENTS TO DECLARATION OF  
COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR PEBBLE CREEK  
DEVELOPMENT, PHASE IV

THIS AMENDMENT to Declaration of Covenants, Conditions and Restrictions for Pebble Creek Development, Phase IV, is made by Pebblepart, Ltd., a South Carolina Limited Partnership, hereinafter called "Developer", acting herein by and through its General Partner, Pebble Creek Development Corporation, a South Carolina Corporation, and the undersigned owners of lots in Phase IV of Pebble Creek Development.

WITNESSETH:

WHEREAS, Developer, as the owner of all those certain pieces, parcels, or lots of land known and designated as Pebble Creek, Phase IV, Sections I and II, caused to be recorded in the RMC Office for Greenville County, S.C. in Deed Book 1110 at Page 57, an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Pebble Creek Development Phase IV", which instrument, among other things, set forth certain minimum side building setback lines; and

WHEREAS, the side building setback lines specified in Article VI of the aforementioned Declaration of Covenants, Conditions and Restrictions conflicts with the side building setback lines shown on the recorded subdivision plat;

NOW, THEREFORE, pursuant to Article XIX of the aforementioned Declaration of Covenants, Conditions and Restrictions, and in order to remove the apparent conflict between the Declaration of Covenants, Conditions and Restrictions, and the recorded plat, Article VI thereof is hereby amended to read as follows:

"No building or structure of any kind shall be erected on any lot nearer to a Front Lot Line, a Side Lot Line, or a Rear Lot Line than the minimum building setback line shown on the recorded subdivision plat or any portion thereof. For the purpose of this covenant, open steps and open porches shall not be considered a part of a building; provided, however, that this provision shall not be construed to permit any portion of a building, open steps or open porches to encroach upon another lot, or an easement."

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