

STATE OF SOUTH CAROLINA)
) FIRST AMENDMENT TO PROTECTIVE
) COVENANTS APPLICABLE TO PRO-
COUNTY OF GREENVILLE) PERTY OF ROBERT S. SMALL

The Undersigned, being the owners of lots numbers 1 thru 5, inclusive, on a plat of the Property of Robert S. Small, made by Enwright Associates, Engineers, dated July 27, 1972, revised July 12, 1973, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4-X, Page 67, do hereby amend the Protective Covenants applicable to said property dated July, 1973 and recorded on July 12, 1973 in the R.M.C. Office for Greenville County, S. C. in Deed Book 979, Page 73, in the following respects, to-wit:

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GREENVILLE CO. S. C.
MAY 14 4 03 PM '76
DONNIE S. TANKERSLEY
R.M.C.

Paragraph 4 of said restrictions is hereby deleted in its entirety and amended to read as follows: "No dwelling shall be permitted on any lot at a cost of less than \$45,000.00 based upon cost levels prevailing on the date these covenants are recorded (any adjustments to such costs based on changes in cost level are to be determined by the architectural committee and its determination shall be binding on all concerned) it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated hereon for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 3,000 square feet for a one-story dwelling, nor less than 2,500 square feet for a dwelling of more than one story with a total square footage requirement of 3500 square feet for all dwellings of more than one story, provided, however, that the architectural committee designated in paragraph 2 of these protective covenants shall have the authority in its absolute discretion in carrying out the intention of these restrictions to waive the allocation herein provided of said total 3500 square feet for any dwelling between the basement, first floor and second floor of any dwelling of more than one story so that the main floor level of any dwelling may contain less than 2500 square feet of floor space provided the total dwelling shall not contain less than 3500 square feet of floor space.

Except as hereinabove specifically amended, the aforesaid Protective Covenants recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 979, Page 73, shall remain in full force and effect and shall be binding upon the undersigned parties, their heirs, assigns, successors, executors and administrators.

IN WITNESS WHEREOF, the undersigned have caused this First Amendment to be executed this 12 day of May, 1976.

IN THE PRESENCE OF:

Rebecca Strange
R. S. Small Jr.

Robert S. Small
William H. Orders
John M. Dillard
Carolyn L. Orders

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