



*Timothy J. Hanney*

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

THIRD AMENDMENT TO THE  
DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS  
FOR SUMMERFIELD

THIS AMENDMENT made on the Execution Date (hereinafter defined) by the Summerfield Owners' Association, Inc. (the "Association").

WHEREAS, Mid Atlantic Development Company of Charleston, LLP (the "Developer") did cause to be executed a Declaration of Covenants, Conditions, and Restrictions for Summerfield dated May 21, 2001 and recorded May 25, 2001 in the Office of the Register of Deeds for Greenville County in Deed Book 1953 at Page 1992 (the "Declaration"); and

WHEREAS, the Declaration was amended for a first time by the developer by filing an Amendment to the Declaration of Covenants, Conditions, and Restrictions for Summerfield (the "First Amendment") dated May 16, 2002 and recorded May 17, 2002 in the Office of the Register of Deeds for Greenville County in Deed Book 1995 at Page 460; and

WHEREAS, the Declaration was amended and supplemented second time by the Developer by filing a Second Supplemental Declaration of Covenants, Conditions, and Restrictions for Summerfield (the "Second Amendment") dated March 21, 2003 and recorded March 31, 2003 in the Office of the Register of Deeds for Greenville County in Deed Book 2032 at Page 940; and

WHEREAS, the First Amendment to the Declaration amended the amendment requirement by modifying the membership approval requirement from One Hundred percent (100%) approval to two-thirds (2/3) membership approval to amend the Declaration; and

WHEREAS, the Association desires to amend the Declaration further in order to provide additional provisions in the Declaration in regard to vehicle parking and swimming pools; and

WHEREAS, the Association has garnered the necessary two-thirds (2/3) approval of the membership needed to ratify this amendment.

NOW THEREFORE, having acquired the necessary two-thirds (2/3) membership approval for ratification of this amendment, the Association does hereby amend the Declaration of Covenants, Conditions, and Restrictions as follows:

**Delete Article X, Section 8, and re-write as follows:**

**Parking. Vehicle parking in the grass is prohibited; all vehicles shall be parked in the garage, vertically in an existing driveway, or approved driveway extension. No vehicles which are inoperable shall be permitted on any Lot, unless parked in the garage. No inoperable vehicles shall be parked on any street. All vehicles must have a current license tag. Any vehicle repairs must be completed within a**

**two (2) hour duration. No boat, recreational vehicle, commercial truck, trailer, or other commercial vehicle shall be parked on a Residential Lot except in areas completely screened in view from the streets and all other Residential Lots.**

Amend Article X by adding Section 13, as follows:

**Pools. No above the ground pools are permitted. Only in-ground pools shall be allowed and must be constructed of approved materials. Pools must be installed by a licensed pool contractor and be compliant with all city and county ordinances. Prior to obtaining a construction permit and prior to installation, a detailed Architectural Review Form must be submitted to the Architectural Review Committee for approval.**

<SIGNATURE PAGE TO FOLLOW>

