

STATE OF SOUTH CAROLINA ) AMENDMENT TO RESTRICTIONS FOR  
 ) GLENN HARBOUR  
COUNTY OF SPARTANBURG ) ESTATES OF LAKE BLALOCK PHASES 1 & 2

WHEREAS, Mintz Place, LLC, hereinafter referred to as "Developer," is the owner of the vast majority of all Lots located in Glenn Harbour Estates of Lake Blalock Subdivision, Phases 1 & 2, located in Spartanburg County (the "Glenn Harbour Subdivision"). Phase 1 of Glenn Harbour Subdivision is shown on a plat prepared for Mintz Place, LLC by Brandon R. Souther, PLS dated May 9, 2013, recorded in Plat Book 167, page 856, Spartanburg County Register of Deeds, and consists of Lots 1 through 35, inclusive ("Phase 1"). Phase 2 of Glenn Harbour Subdivision is shown on a plat prepared for Mintz Place, LLC by Brandon R. Souther, PLS dated December 17, 2013, revised April 15, 2014, recorded in Plat Book 168, page 592, Spartanburg County Register of Deeds, and consists of Lots 36 through 57, inclusive ("Phase 2"); and

WHEREAS, certain Restrictions have been previously recorded for the Glenn Harbour Subdivision in Deed Book 104-K, page 922 (Phase 1), Deed Book 106-F, page 323 (Phase 1), and Deed Book 106-F, page 338 (Phase 2), Spartanburg County Register of Deeds (collectively, the "Restrictions"); and

WHEREAS, Article V, Section 2 of each set of the Restrictions described above contains a provision stating that "The terms and conditions of this instrument may be amended or changed only upon written agreement of the Owners owning at least two-thirds (2/3) of the Lots in Glenn Harbor, Phase 1 [or Phase 2]. Notwithstanding anything herein to the contrary, the Developer, its successors and assigns, reserves the right to waive, modify or change in writing, any of the terms hereof with respect to the application thereof to a lot based upon special, unique or unusual circumstances, but no such waiver, modification or change shall substantially affect the overall plan of development."; and

WHEREAS, the Developer owns more than two-thirds (2/3) of the Lots in Glenn Harbour Subdivision and desires to make certain amendments to the Restrictions as set forth herein;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, Mintz Place, LLC

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Office of Register of Deeds, Spartanburg, S.C.  
Dorothy Earle, Register



hereby amends the Restrictions (i.e. each set of Restrictions described hereinabove) as follows:

1. The following sentence shall be added at the end of Article III, Paragraph a.

(MEMBERSHIP) of the Restrictions:

As used herein, the term "Association" shall mean and refer to Glenn Harbour Property Owners Association, Inc., formed as a South Carolina nonprofit corporation. Moreover, one and the same Association shall govern all Lots located in both Phases 1 and 2 of the Glenn Harbour Estates of Lake Blalock Subdivision, as a single governing body, and Lots located in Phases 1 and 2 shall be treated the same for all purposes related to the Association and the application of these Restrictions.

2. The following sentence shall be added at the end of Article IV, Paragraph A.

(MARINA) of the Restrictions:

Use of the boat ramp and docks (boat slips) at the marina shall at all times be subject to the rules and regulations of the Spartanburg Water System and to the terms and conditions of any permits granted by the Spartanburg Water System, the terms of which are hereby incorporated by this reference.

3. Article IV, Paragraph F. (CHANGES IN BASIS AND MAXIMUM OF ANNUAL ASSESSMENT) of the Restrictions is hereby amended so that the references contained in said paragraph to "paragraph B" and "paragraph C" are both changed to be "paragraph D," as was the original intent of the Restrictions.

4. The Restrictions shall in all other respects remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have hereunto set his hand and seal this 9<sup>th</sup>

day of MARCH, 2015.

IN THE PRESENCE OF:

*Brenda Webster*  
(Witness #1)

*Rebecca M. Loftis*  
(Witness #2)

MINTZ PLACE, LLC

*L. Allen Newman*  
By: L. Allen Newman, Pres. of Newman & Sims  
Development, Inc.  
Its: Attorney-in-fact under  
limited POA recorded in Deed Book 104-K,  
page 937, Spartanburg County ROD

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF SPARTANBURG )

ACKNOWLEDGMENT

I, a Notary Public for the State of South Carolina, do hereby certify that the Developer herein,  
MINTZ PLACE, LLC, By: Allen Neuman, President of Neuman & Sims Development, Inc.  
Attorney-in-fact personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.

SWORN to and subscribed before me  
this 9<sup>th</sup> day of March, 2015.

Rebecca M. Loftis (SEAL)  
Notary Public for South Carolina  
My Commission Expires:

