

STATE OF SOUTH CAROLINA

AMENDMENT TO THE BERRY'S MILL  
UNSIGHTLY OR UNKEMPT CONDITIONS  
ARCHITECTURAL GUIDELINES  
(Original Covenants recorded in Deed Book 128-  
M at Page 123)

COUNTY OF SPARTANBURG

THIS AMENDMENT TO THE BERRY'S MILL SCOPE OF AUTHORITY GRANTED ARCHITECTURAL GUIDELINES (the "Amendment") is made on the Execution Date (hereinafter defined) by the Board of Directors of Berry's Mill Subdivision.

WHEREAS, THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR BERRY'S MILL, dated May 4, 2020, and recorded July 13, 2020, in the Office of Register of Deeds for Spartanburg County in Deed Book 128-Mat Page 123 (as further amended and supplemented the "Declaration"); and

WHEREAS, STANDARD DEVELOPERS REGULATIONS FOR BERRY'S MILL (REGULATIONS), are recorded with the Declaration as Exhibit C, and;

WHEREAS, authority granted in the Architectural Review Guidelines ("SCOPE OF AUTHORITY GRANTED") and;

WHEREAS, pursuant to Exhibit "C", the Standard Developer Regulations for Berry's Mill, the UNSIGHTLY OR UNKEMPT CONDITIONS Guidelines may be amended by the Board of Directors;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENCE, that having met the foregoing requirements, the Board of Directors hereby declare that the Declaration is amended as follows:

**1. UNSIGHTLY OR UNKEMPT CONDITIONS shall include the following:**

Regarding Concrete, upon any Lot, painting it shall first be submitted to the Board of Directors for approval, and only grey paint shall be allowed.

If any term or condition of this Amendment conflicts with the terms or conditions of the Covenants, the terms and conditions of this Amendment shall control. Otherwise, the terms and conditions of the Covenants shall remain in full force and effect. Therefore, the above are annexed into the Covenants and become a part hereof.

DEE-2022-57899



DEE BK 139-U PG 515-515

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Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
Ashley B. Williams, Register Of Deeds

IN WITNESS WHEREOF, the below-signed Officer pursuant to its unilateral right to amend under Article XII of Declaration has caused this Amendment to be properly executed on the signature date below ("the "Execution Date").

SIGNED SEALED AND DELIVERED in the presence of:

Catrina Jamison  
(witness #1)

Ron. Soy  
(witness #2)

Berry's Mill Homeowners Association, Inc.

By: Debbie Coons  
Its: Board of Directors President.

STATE OF SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF SPARTANBURG

I, Barbara A Light, Notary Public for the State of South Carolina, do hereby certify that, Debbie Coons an Association Officer serving in the capacity of BOARD President of the above referenced Berry's Mill Homeowners Association, Inc. personally appeared before me this day and acknowledged the authority to execute the foregoing instrument on behalf of that corporation and acknowledged the due execution of the foregoing instrument.

Sworn and subscribed before me this  
10 day of November, 2022.

Barbara A Light (SEAL)

Notary Public for South Carolina

My commission Expires: 12-10-2025