

DEE-2019-25471



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Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds

STATE OF SOUTH CAROLINA)	AMENDMENT TO THE
)	DECLARATION OF COVENANTS,
)	CONDITIONS, RESTRICTIONS,
COUNTY OF SPARTANBURG)	RESERVATIONS, GRANTS AND
)	EASEMENTS FOR WOODBURN CLUB

THIS AMENDMENT to the Declaration of Covenants, Conditions, Restrictions, Reservations, Grants and Easements for the Woodburn Club Subdivision (the "Declaration") is executed this 4 day of June, 2019 by Woodburn Club Property Owner's Association, Inc., a Non-Profit Corporation organized under the laws of South Carolina (the "Association"), and shall be effective on the date it is recorded with the Office of the Register of Deeds for Spartanburg County.

WITNESSETH:

WHEREAS, said Declaration was recorded in the Register of Mesne Conveyance Office for Spartanburg County on July 23, 1984, by Woodburn Club Associates, a limited partnership duly organized under the laws of the State of South Carolina, in Deed Book 50-Q at Page 205; and,

WHEREAS, the Association, as defined in the Declaration, desires to amend the Declaration in order to further the purposes of the Declaration, as said purpose is set forth in Article I of the Declaration; and

WHEREAS, the Declaration, as amended and supplemented, in Section 4.07 and Section 10.01, expressly provides that it may be amended by the Association upon recommendation of its Board of Directors and with approval by the affirmative vote of not less than two-thirds (2/3) of its members;

NOW THEREFORE, having met the amendment requirements of the Declaration, the Association hereby declares that the Declaration is amended as follows:

1. Assessments for maintenance shall be collected annually instead of quarterly. Provisions under Article V that govern this type of assessment are otherwise left unchanged and enforced to the full effect.

AFTER RECORDING, PLEASE RETURN TO:
 McCABE, TROTTER & BEVERLY, P.C.
 P.O. BOX 212069, COLUMBIA, SC 29221

2. As to reflect actual practice, the obligations of the Unit Owner under Article 9.01 as to grounds maintenance shall be extended to the Association. The Association shall provide grounds maintenance within the fences of the Residential Units. Any restrictions on the Association's right to maintain these areas are hereby revoked.
3. The grounds maintenance responsibility of the Association shall extend to maintaining shrubbery. Any prior restrictions are hereby revoked.

IN WITNESS WHEREOF, the Association has by its duly authorized officer set its hand and seal this 4 day of June, 2019, and by doing so acknowledges and affirms that the amendment requirements of the Declaration have been met and therefore the provisions contained in this Amendment have been duly approved and authorized.


WITNESSES:


(witness #1)


(witness #2)

ASSOCIATION:

**Woodburn Club Property Owner's Association,
Inc.**

By: 

Print Name: Angela Marie Haley

Its: President

STATE OF SOUTH CAROLINA)
COUNTY OF Spartanburg)

ACKNOWLEDGEMENT

I, Susie M. Betenbaugh, the undersigned Notary Public for the State of South Carolina, do hereby certify that Woodburn Club Property Owner's Association, Inc., by Angele M. Haley, its President personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 4 day of June, 2019.

Susie M. Betenbaugh
Notary Public for South Carolina
Printed Name: Susie M. Betenbaugh
My Commission Expires: 10-29-25