

RECEIVED AUG 12 2025

STATE OF SOUTH CAROLINA	)	AMENDMENT TO THE DECLARATION
	)	OF COVENANTS, CONDITIONS
	)	AND RESTRICTIONS APPLICABLE
	)	TO A SUBDIVISION KNOWN
	)	TIMM CREEK, PHASE 2,
COUNTY OF SPARTANBURG	)	The Gardens at Timm Creek

WHEREAS on or about June 7, 2004 the Declarant, Timm Creek LLC, executed Declaration of Covenants, Conditions, and Restrictions Applicable to a Subdivision known as Timm Creek, Phase 2, The Gardens at Timm Creek. Said Declaration of Covenants, Conditions, and Restrictions Applicable to a Subdivision known as Timm Creek, Phase 2 were recorded in the Office of Register of Deeds for Spartanburg County, State of South Carolina in Deed Book 80-N at Page 204.

WHEREAS on or about 7th of June, 2006, the Supplement to the Declaration of Covenants, Conditions, and Restrictions Applicable to a Subdivision known as Timm Creek, Phase 2, The Gardens at Timm Creek. This document was recorded in Office of Register of Deeds for Spartanburg County, South Carolina in Deed Book 85-Y at Page 739.

WHEREAS on or about 12th day of August 2014 the Declaration of Covenants, Conditions, and Restrictions Applicable to a Subdivision known as Timm Creek, Phase 2, The Gardens at Timm Creek was amended by Addendum and Changes to Declaration of Covenants, Conditions, and Restrictions Applicable to a Subdivision known as Timm Creek, Phase 2, The Gardens at Timm Creek. Said Addendum and Changes to Declaration of Covenants, Conditions, and Restrictions Applicable to a Subdivision known as Timm Creek, Phase 2, The Gardens at Timm Creek was recorded in the Office of Register of Deeds for Spartanburg County, South Carolina in Deed Book 106-U at Page 587.

WHEREAS the Declaration of Covenants, Conditions, and Restrictions Applicable to a Subdivision known as Timm Creek, Phase 2, The Gardens at Timm Creek was subsequently amended by the Amendments and Changes to Declaration of Covenants, Conditions, and Restrictions Applicable to a Subdivision known as Timm Creek, Phase 2. Said Amendments and Changes to Declaration of Covenants, Conditions, and Restrictions Applicable to a Subdivision known as Timm Creek, Phase 2, The Gardens at Timm Creek were recorded in the Office of Register of Deeds for Spartanburg County, South Carolina, in Deed book 113-N, beginning at Page 401.

WHEREAS the Declaration of Covenants, Conditions, and Restrictions Applicable to a Subdivision known as Timm Creek, Phase 2, The Gardens at Timm Creek on provide that "this Declaration may be amended . . . by an instrument signed by not less than seventy-five (75%) percent of the Lot Owners.

DEE-2025-35948



DEE BK 153-G PG 820-843

Recorded 24 Pages on 08/20/2025 12:53:27 PM

Recording Fee: \$25.00

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

Ashley B. Williams, Register Of Deeds

WHEREAS at least seventy five (75%) percent of the Lot Owners approve the following amendment as evidenced by the signatures on Exhibit A and attached to this Amendment.

NOW THEREFORE, the Declaration of Covenants, Conditions, and Restrictions Applicable to a Subdivision known as Timm Creek, Phase 2, The Gardens at Timm Creek, as amended is changed and amended as follows:

Article III, Section 2 **Purpose of Assessments** (a) is hereby deleted in its entirety and replaced with the following:

(a) The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents of Timm Creek Subdivision – **Phase 2** and in particular for the improvement and maintenance of services and facilities devoted to this purpose and related to the use and enjoyment of the Common Area, including, but not limited to, the costs of repairs, replacements and additions, the cost of labor, equipment, materials management and supervision, the payment of taxes assessed against the Common Area; the maintenance of water and sewer mains in and upon the Common Area; maintenance of open spaces and streets which have not been accepted for dedication by a public authority, roadway medians and islands (including medians and islands located in dedicated right-of-way), drives and parking areas within the Common Area, the procurement and maintenance of insurance in accordance with the Bylaws; the maintenance of lakes, ponds, retention areas or other bodies of water located within the Common Area, if any; the maintenance of dams and areas surrounding such water; the maintenance of any “sign easement” areas located on any Lot, as shown on a recorded plat; the maintenance of entranceways, the lighting of streets (whether public or private); the payment of charges for garbage collection and municipal water and sewer services furnished to the Common Area; **the grounds maintenance and landscaping for the area along S Timm Creek Avenue, and the cost of electricity for street lights along S Timm Creek Avenue**; the costs associated with duties of the Architecture Review Committee; the employment of attorneys and other agents to represent the Association when necessary; the provision of adequate reserves for the replacement of capital improvements including, without limiting the generality of the foregoing, paving, the maintenance of entrance way, signs and any other major expense for which the Association is responsible; and such needs as may arise.

IN WITNESS WHEREOF, the foregoing has been adopted on the 31 day of
March 2025.

Isabella Conner
(witness #1)

By: Barbara Stouffer
Print: Barbara Stouffer

President of The Gardens at Timm Creek Property
Owners' Association, Inc.

Linease Parks
(witness#2)

Isabella Conner
(witness #1)

By: Natalie S. McElroy
Print: Natalie S. McElroy

Its: Secretary of The Gardens at Timm Creek
Property Owners' Association, Inc.

Linease Parks
(witness#2)

STATE OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

COUNTY OF SPARTANBURG)

I, Barbara Light, a Notary Public in and for the County and State aforesaid, certify that
Barbara Stouffer and Natalie S. McElroy
Isabella Conner and Linease Parks appeared before me this day and acknowledged
that he/she did sign, seal the withing written Amendment to the Declaration of Covenants,
Conditions, and Restrictions, Applicable to a Subdivision Known as Timm Creek Phase 2, the
Gardens at Timm Creek.

Witness my hand and official seal this the
31 day of March 2025.

Barbara Ann Light Notary Public for South Carolina
Commission expires: 12-5-2025

Exhibit A - Amendment to the Declaration of Covenants, Conditions, and Restrictions applicable to a Subdivision known as Timm Creek Phase 2, The Gardens at Timm Creek

By my signature below, I acknowledge that I vote yes to the Amendment to the Declaration of Covenants, Conditions, and Restrictions. (amending section 2 Purpose of Assessments)

107 Wateree Drive, Roebuck, SC 29376

Franklin M Parks 9/12/25 [Signature] 4/12/25
Franklin M Parks date Witness date

Linease Parks 3/31/2025 Barbara Light 3-31-25
Linease Parks date Witness date

111 Wateree Drive, Roebuck, SC 29376

Richard T Young Jr date Witness date

Jeanne M Young date Witness date

115 Wateree Drive, Roebuck, SC 29376

Latorya Jefferies 4-2-25 [Signature] 4/2/25
Latorya Jefferies date Witness date

203 Reedy River Ct, Roebuck, SC 29376

AMH 2015 - 1 Borrower LLC date Witness date

ATTN: Property Tax Department date Witness date

207 Reedy River Ct, Roebuck, SC 29376

Jervin Jerrod Mitchell 3/31/25 Barbara Light 3-31-25
 date Witness date

208 Reedy River Ct, Roebuck, SC 29376

Dawn Frenna 3/31/25 Barbara Light 3/31/25
 date Witness date

211 Reedy River Ct, Roebuck, SC 29376

Theresa C. Robb 3/31/25 Barbara Light 3-31-25
 date Witness date

212 Reedy River Ct, Roebuck, SC 29376

Bryan Akagi date Witness date

Joanna Akagi date Witness date

215 Reedy River Ct, Roebuck, SC 29376

David L Swofford 3-31-25 Barbara Light 3-31-25
 date Witness date
Karen H Swofford 3/31/25 Barbara Light 3-31-25
 date Witness date

216 Reedy River Ct, Roebuck, SC 29376

Precious C Smith date Witness date

219 Reedy River Ct, Roebuck, SC 29376

Luis Moreno Mazuera 3-31-25
Luis Moreno Mazuera date

Diana Perez 3-31-25
Diana Perez date

Barbara Ligt 3-31-25
Witness date

Barbara Ligt 3-31-25
Witness date

220 Reedy River Ct, Roebuck, SC 29376

Lawrence Cooper 4-1-25
Lawrence Cooper date

Bradi noc 4-1-25
Witness date

223 Reedy River Ct, Roebuck, SC 29376

Cheryl Brown 3/31/2025
Cheryl Brown date

Mary Scott 4/10/25
Mary Scott date

Barbara Ligt 3-31-25
Witness date

Wettn 4/10/25
Witness date

224 Reedy River Ct, Roebuck, SC 29376

Courtney Nash date

Witness date

321 N Timm Creek Ave, Roebuck, SC 29376

David E Allen 3-31-25
David E Allen date

MUSWY 3/31/25
Witness date

Kanisa L Allen 3-31-25
Kanisa L Allen date

Barbara Ligt 3-31-25
Witness date

325 N Timm Creek Ave, Roebuck, SC 29376

Mary Anne Eveland date

Bradi noc 4/1/25
Witness date

326 N Timm Creek Ave, Roebuck, SC 29376

Veronica Paige 4-1-25 Brandi Neen 4-1-25
Veronica Paige date Witness date

329 N Timm Creek Ave, Roebuck, SC 29376

Guy V Tanner 4/2/25 Witness 4/2/25
Guy V Tanner date Witness date
Connie H Tanner 4/2/25 Witness 4/2/25
Connie H Tanner date Witness date

330 N Timm Creek Ave, Roebuck, SC 29376

Chester W Denson Jr 4/2/25 Witness 4/2/25
Chester W Denson Jr date Witness date

333 N Timm Creek Ave, Roebuck, SC 29376

Jacqueline Diana Simmons 3-31-25 Barbara Light 3-31-25
Jacqueline Diana Simmons date Witness date

334 N Timm Creek Ave, Roebuck, SC 29376

Leroy Durrah Jr 4/1/25 Brandi Neen 4-1-25
Leroy Durrah Jr date Witness date
Charleen L Durrah 4/1/25 Brandi Neen 4-1-25
Charleen L Durrah date Witness date

337 N Timm Creek Ave, Roebuck, SC 29376

Kayla Brooke Knox 4-1-25 Brandi Neen 4-1-25
Kayla Brooke Knox date Witness date

338 N Timm Creek Ave, Roebuck, SC 29376

Morgan Ransom 03/31/25
Morgan Ransom date

Barbara Light 3-31-25
Witness date

Zachary T Hall 03/31/25
Zachary T Hall date

[Signature] 3/31/25
Witness date

342 N Timm Creek Ave, Roebuck, SC 29376

See page 5A

Justin William Pitts date

Witness date

Angela Kaye Pitts date

Witness date

346 N Timm Creek Ave, Roebuck, SC 29376

Randall McAbee 4-1-25
Randall McAbee date

Bradi Lee 4-1-25
Witness date

350 N Timm Creek Ave, Roebuck, SC 29376

Adam Robert Billman 3/31/25
Adam Robert Billman date

Barbara Light 3-31-25
Witness date

Rosemary Ellen Billman 3/31/25
Rosemary Ellen Billman date

Barbara Light 3-31-25
Witness date

354 N Timm Creek Ave, Roebuck, SC 29376

Adam Robert Billman 3/31/25
Adam Robert Billman date

Barbara Light 3-31-25
Witness date

Rosemary Ellen Billman 3/31/25
Rosemary Ellen Billman date

Barbara Light 3-31-25
Witness date

338 N Timm Creek Ave, Roebuck, SC 29376

Morgan Ransom date

Witness date

Zachary T Hall date

Witness date

*

342 N Timm Creek Ave, Roebuck, SC 29376

Justin William Pitts 5/19/25
Justin William Pitts date

Blanca Nden 5-19-25
Blanca Nden date

Angela Kaye Pitts 5/19/25
Angela Kaye Pitts date

Blanca Nden 5-19-25
Blanca Nden date

346 N Timm Creek Ave, Roebuck, SC 29376

Randall McAbee date

Witness date

350 N Timm Creek Ave, Roebuck, SC 29376

Adam Robert Billman date

Witness date

Rosemary Ellen Billman date

Witness date

354 N Timm Creek Ave, Roebuck, SC 29376

Adam Robert Billman date

Witness date

Rosemary Ellen Billman date

Witness date

358 N Timm Creek Ave, Roebuck, SC 29376

Patricia R Droze 4-2-2025 Brittany Driggers 4/2/25
Patricia R Droze date Witness date

362 N Timm Creek Ave, Roebuck, SC 29376

Lana L Bodem 4-1-25 Broadi noc 4-1-25
Lana L Bodem date Witness date
Kirk Bodem 4-1-25 Broadi noc 4-1-25
Kirk Bodem date Witness date

366 N Timm Creek Ave, Roebuck, SC 29376

Chad R Nolan 3-31-25 Barbara Ficht 3-31-25
Chad R Nolan date Witness date

367 N Timm Creek Ave, Roebuck, SC 29376

Reid J Driggers 04-01-2025 Brittany Driggers 4/1/25
Reid J Driggers date Witness date
Brittany Driggers 4-1-25 Brittany Driggers 4/1/25
Brittany Driggers date Witness date

370 N Timm Creek Ave, Roebuck, SC 29376

Kenneth R Jackson date Witness date
Debra A Jackson date Witness date

371 N Timm Creek Ave, Roebuck, SC 29376

Ty David Hinrichs _____ date

Witness _____ date

Christian Riley Hinrichs _____ date

Witness _____ date

374 N Timm Creek Ave, Roebuck, SC 29376

William D Poteat 3-31-2025
William Daniel Poteat _____ date

Isabelle Connor 3-31-25
Witness _____ date

Linda Poteat
Linda Poteat _____ date

Witness 4/2/25
Witness _____ date

375 N Timm Creek Ave, Roebuck, SC 29376

Brooks C Wood 4/1/25
Brooks C Wood _____ date

Braden Roen 4-1-25
Witness _____ date

378 N Timm Creek Ave, Roebuck, SC 29376

Lance D Latour 4-2-25
Lance D Latour _____ date

Witness 4/2/25
Witness _____ date

Angela Pearson Latour 4-2-25
Angela P Pearson Latour _____ date

Witness 4/2/25
Witness _____ date

379 N Timm Creek Ave, Roebuck, SC 29376

Dianne Melucci 4/2/25
Dianne Melucci _____ date

Brittany Duggins 4/2/25
Witness _____ date

382 N Timm Creek Ave, Roebuck, SC 29376

Ronald Womer 3/31/25
date

Barbara Jane Womer 3/31/25
date

Barbara Light 3-31-25
Witness date

Barbara Light 3-31-25
Witness date

383 N Timm Creek Ave, Roebuck, SC 29376

Wendy A Chica	date	Witness	date
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386 N Timm Creek Ave, Roebuck, SC 29376

James Milburn	date	Witness	date
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388 N Timm Creek Ave, Roebuck, SC 29376 See page 17

_____	_____	_____	_____
MNK Investments LLC	date	Witness	date

457 Etowah Dr, Roebuck, SC 29376 See page 8A

Christopher Williams date	Witness date
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Charlise Williams

date _____

Witness

date _____

458 Etowah Dr, Roebuck, SC 29376

Brittany Rogers 4-1-2025 Bravli Nor 4-1-25

 date Witness date

382 N Timm Creek Ave, Roebuck, SC 29376

Ronald Womer date

Witness date

Barbara Jane Womer date

Witness date

383 N Timm Creek Ave, Roebuck, SC 29376

Wendy A Chica date

Witness date

386 N Timm Creek Ave, Roebuck, SC 29376

James Milburn date

Witness date

388 N Timm Creek Ave, Roebuck, SC 29376

MNK Investments LLC date

Witness date

457 Etowah Dr, Roebuck, SC 29376

Christopher Williams 5/19/25 date
Christopher Williams

Linnease Park 5/19/2025
Witness date

Charlise Williams 5/19/25 date
Charlise Williams

Linnease Park 5/19/2025
Witness date

458 Etowah Dr, Roebuck, SC 29376

Brittany Rogers date

Witness date

461 Etowah Dr, Roebuck, SC 29376

Mallory Allen 4/1/25 Bradi Noen 4-1-25
Mallory A Allen date Witness date

462 Etowah Dr, Roebuck, SC 29376

See page 9A

Vladimir Karastanov 4/1/2025 Bradi Noen 4-1-25
Vladimir Karastanov date Witness date
Oiga Karastanov 4/1/2025 Bradi Noen 4-1-25
Oiga Karastanov date Witness date

465 Etowah Dr, Roebuck, SC 29376

John W Bryant Jr 31 Mar 25 Barbara Light 3-31-25
John W Bryant Jr date Witness date

466 Etowah Dr, Roebuck, SC 29376

Allison M Lanford
Allison M Lanford date Witness date

469 Etowah Dr, Roebuck, SC 29376

See page 16

David O Perez
David O Perez date Witness date

Nadine L Perez
Nadine L Perez date Witness date

470 Etowah Dr, Roebuck, SC 29376

Latoya Long 4-1-25 4/1/25
Latoya Long date Witness date

461 Etowah Dr, Roebuck, SC 29376

Mallory A Allen

date

Witness

date

*

462 Etowah Dr, Roebuck, SC 29376

Vladimir Karastanov

date

Witness

date

Olga Karastanov

date

Witness

date

465 Etowah Dr, Roebuck, SC 29376

John W Bryant Jr

date

Witness

date

466 Etowah Dr, Roebuck, SC 29376

Allison M Lanford

date

Witness

date

469 Etowah Dr, Roebuck, SC 29376

David O Perez

date

Witness

date

Nadine L Perez

date

Witness

date

470 Etowah Dr, Roebuck, SC 29376

Latoya Long

date

Witness

date

473 Etowah Dr, Roebuck, SC 29376

Mohammad Jabbar 4/22/2025 Barbara Stouffer 4/22/25
 date Witness date

474 Etowah Dr, Roebuck, SC 29376

Franklin D Phillips 03/31/25 Isahell Comm 3-31-25
 date Witness date
Marsha S Phillips 3-31-25 Isahell Comm 3-31-25
 date Witness date

477 Etowah Dr, Roebuck, SC 29376

Betty J Frazier 4-2-2025 Madonna 4/2/25
 date Witness date

481 Etowah Dr, Roebuck, SC 29376

Erica G Fleming-Sullivan 4/2/25 Brittany Duggins 4/2/25
 date Witness date

485 Etowah Dr, Roebuck, SC 29376

Barbara Denise Jeter 4/2/25 Brittany Duggins 4/2/25
 date Witness date

502 Etowah Dr, Roebuck, SC 29376

Logan Martin Dickey
 date Witness date

503 Etowah Dr, Roebuck, SC 29376

~~Michael Rippy~~ ~~3/31/25~~
Michael Rippy date

~~Isahle Comm~~ ~~3/31/25~~
Witness date

~~Helen Rippy~~ date

~~Witness~~ date

506 Etowah Dr, Roebuck, SC 29376

~~Alexander C Hicks Jr~~ ~~Mon 3/31/25~~
Alexander C Hicks Jr date

~~Isahle Comm~~ ~~3/31/25~~
Witness date

~~Stephanie A. Hicks~~ ~~4/2/25~~
Stephanie Ann Hicks date

~~Witness~~ ~~4/12/25~~
Witness date

507 Etowah Dr, Roebuck, SC 29376

~~Fabian D Benson~~ ~~Mon 25~~
Fabian D Benson date

~~Bradi Noen~~ ~~4-1-25~~
Witness date

510 Etowah Dr, Roebuck, SC 29376

Akeela Monique Gory date

Witness date

511 Etowah Dr, Roebuck, SC 29376

~~Pacita C Chace~~ ~~3/31/25~~
Pacita C Chace date

~~Isahle Comm~~ ~~3/31/25~~
Witness date

515 Etowah Dr, Roebuck, SC 29376

~~Lorraine Comito~~
Lorraine Comito date

~~Brittany Duggins~~ ~~4/2/25~~
Witness date

~~Phillip Ruby~~
Phillip Ruby date

~~Brittany Duggins~~ ~~4/2/25~~
Witness date

519 Etowah Dr, Roebuck, SC 29376

Barbara Jean Stouffer 03/31/25 Barbra Light 3-31-25
Barbara Jean Stouffer date Witness date

523 Etowah Dr, Roebuck, SC 29376

Joel Jackson 3/30/25 Michelle Smith 4/2/25
Joel Jackson date Witness date
Joy Jackson 3/30/25 Isahle Comm 3-31-25
Joy Jackson date Witness date

802 S Edisto River Dr, Roebuck, SC 29376

James Turkette 4-1-25 Branci Noren 4-1-25
James Turkette date Witness date
Amie Turkette 4/1/25 Branci Noren 4-1-25
Amie Turkette date Witness date

803 S Edisto River Dr, Roebuck, SC 29376

Sonnie J. Betts 3-31-25 Michelle Smith 3/31/25
Sonnie J Betts Jr date Witness date
Gwendolyn Betts 3/31/25 Isahle Comm 3-31-25
Gwendolyn Betts date Witness date

806 S Edisto River Dr, Roebuck, SC 29376

Minnie Westmorland Smith 4-2-25 Brittany Duggins 4/2/25
Minnie Westmorland Smith date Witness date

807 S Edisto River Dr, Roebuck, SC 29376

Tonya L Rice 4-2-25 Lucas Park 4/2/2025
Tonya L Rice date Witness date

810 S Edisto River Dr, Roebuck, SC 29376

[Signature] 3/31/25
John Strickland date
[Signature] 4/2/25
Sharon M Strickland date

[Signature] 3-31-25
Witness date
[Signature] 4/2/25
Witness date

811 S Edisto River Dr, Roebuck, SC 29376

[Signature] 4/1/25
David B McElroy date
[Signature] 4/1/25
Natalie Sue McElroy date

[Signature] 4-1-25
Witness date
[Signature] 4-1-25
Witness date

814 S Edisto River Dr, Roebuck, SC 29376

[Signature] 4/10/25
Angela Benfield date

[Signature] 4/10/25
Witness date

815 S Edisto River Dr, Roebuck, SC 29376

[Signature] 4/2/25
Ashley E Courier date
[Signature] 4/2/25
Aaron Courier date

[Signature] 4/2/25
Witness date
[Signature] 4/2/25
Witness date

818 S Edisto River Dr, Roebuck, SC 29376

[Signature]
AMH 2015 2 Borrower LLC date
[Signature]
ATTN: Property Tax Department date

Tenant signed in error
[Signature] 4/2/25
Witness date
[Signature] 4/2/25
Witness date

819 S Edisto River Dr, Roebuck, SC 29376

Jeffrey D Stanley date Witness date

Sharon M Stanley date Witness date

Tenant Signed in error

822 S Edisto River Dr, Roebuck, SC 29376

~~Margaret Moore~~ 4/2/25
Quinton D Sims date Witness
~~Quinton D Sims~~

4/2/25 ~~[Signature]~~ 4/2/25

823 S Edisto River Dr, Roebuck, SC 29376

Melissa L Evans date Witness date

Willie C Latimore date Witness date

826 S Edisto River Dr, Roebuck, SC 29376

Curtis Arterrell Beasley date Witness date

827 S Edisto River Dr, Roebuck, SC 29376

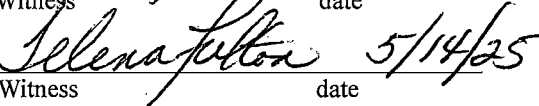
~~[Signature]~~ 4/10/25 ~~[Signature]~~ 4/10/25
Bradley Sean Taitt date Witness date
~~[Signature]~~ 4/10/25 ~~[Signature]~~ 4/10/25
Tonya Marie Taitt date Witness date
~~[Signature]~~ 4/10/25 ~~[Signature]~~ 4/10/25
Mundy K Woodruff date Witness date

469 Etowah Dr, Roebuck, SC 29376

 5/14/25
David O Perez date

 5/14/25
Witness date

 5-14-25
Nadine L Perez date

 5/14/25
Witness date

388 N Timm Creek Ave, Rosburg, SC 29376

MNK Investments LLC date 5/8/25 Twelala Robinson 5/8/25

Witness date

502 Etowah Dr, Roebuck, SC 29376

<u>Logan Martin Dickey</u>	<u>5/8/25</u>	<u>Carley Parris</u>	<u>5/8/25</u>
Logan Martin Dickey	date	Witness	date
		Carley Parris	
