

GREENVILLE COUNTY, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
AMENDED RESTRICTIVE COVENANTS
FOR COLONY SUBDIVISION, PHASE I

WHEREAS, on January 30, 1980, Boyd C. Lister, as Developer, caused to be recorded in the RMC Office for Greenville County Restrictive Covenants for Colony Subdivision, Phase I, said Restrictions being recorded in Deed Book 1119 at Page 738; and

WHEREAS, Paragraph No. 5 thereof provided in the first sentence thereof that the ground floor area of the main structure of one story residences shall not be less than 1,000 square feet; and

WHEREAS, it appears that the figure of 1,000 square feet was entered through an typographical error and that it was the intention of the Developer that the ground floor area of the main structure of any one story residence shall not be less than 1,600 square feet; and

WHEREAS, the undersigned are the Developer and all of the owners who have brought lots within the subdivision subsequent to the recording of said Restrictive Covenants and that all of said owners have given their consent to this Amendment.

NOW, THEREFORE, in consideration of the premises, and other good and valuable consideration, the undersigned do hereby agree that Paragraph No. 5 of said Restrictive Covenants recorded in the RMC Office for Greenville County in Deed Book 1119 at Page 738 shall be deleted in its entirety and in lieu thereof the following Paragraph No. 5 added:

"The ground floor area of the main structure of any one-story residence shall be not less than 1,600 square feet but if the house has a finished basement, the minimum area of the main floor may be 1,500 square feet. In computing the area of split level houses, the total number of square feet contained in the lower level shall be computed at one-half and when so computed, the minimum area of the entire split level house shall not be less than 1,600 square feet. In houses having two stories, the ground floor area shall not be less than 1,500 square feet and the total finished area shall not be less than 1,800 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

The Developer shall have the authority to approve a deviation of finished heated square footage requirements in any home up to 100 square feet."

In all other respects, the Restrictive Covenants recorded January 30, 1980 in the Greenville County RMC Office in Deed Book 1119 at Page 738 shall remain in full force and effect in their entirety.

IN WITNESS WHEREOF, the undersigned have hereto set their Hands and Seals this 6th day of October, 1981.

IN THE PRESENCE OF:

Joan Supinger

Sybil L. Lister

Boyd C. Lister
Boyd C. Lister, Developer

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