

S.C.

1982

FILEY

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE) FIRST AMENDMENT TO MASTER DEED
 ESTABLISHING WILDAIRE-MERRY OAKS
 HORIZONTAL PROPERTY REGIME I and II

WHEREAS, by Master Deed dated July 10, 1981, and recorded in the Greenville County RMC Office in Deed Book 1151 at Pages 856 through 891, inclusive, Wildaire-Merry Oaks Partnership, a General Partnership having a principal place of business in the City of Greenville, State of South Carolina, created and established a plan for dwelling ownership of "WILDAIRE-MERRY OAKS HORIZONTAL PROPERTY REGIME I and II", and

WHEREAS, Article XIX of the Master Deed contains a provision allowing for amendments to the Master Deed and any of the condominium documents, and

WHEREAS, it is desired to amend the same by adding provisions to the Articles covering insurance and repair, reconstruction or rebuilding so that the condominium documents and the Master Deed will conform with the Greenville County Zoning Ordinance relative to non-conforming use.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Master Deed establishing Wildaire-Merry Oaks Horizontal Property Regime I and II is hereby amended as follows:

1. Article VI, INSURANCE, is hereby amended by adding the following paragraphs:

F. At the time the Master Deed was filed and as of the date of this Amendment, the property is zoned R-20. Declarant intends to request a re-zoning of the property so as to remove the non-conforming use restriction but, however, Declarant does not represent or warrant that it will apply for such re-zoning or that, if such application is filed, that a determination will be made in accordance with the changes requested therein. Should the property be re-zoned so as to remove the non-conforming use classification, then this paragraph and all other applicable paragraphs shall no longer apply since the matter would become moot. However, should the property remain a non-conforming use and

34
 800 8 47321801

4328 RV-2