

HORRY COUNTY ASSESSOR

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SECOND AMENDMENT TO  
DECLARATION OF

CONDITIONS, RESERVATIONS, COVENANTS, AND RESTRICTIONS  
FOR GREEN SPRINGS ENTERPRISES, INC.  
SINGLE FAMILY RESIDENTIAL SUBDIVISION  
AKA ISLAND GREEN SUBDIVISION

HORRY COUNTY, S.C.  
FILED  
2001 JUN 5 PM 2:14

REGISTER OF DEEDS

WHEREAS, Green Springs Enterprises, Inc., recorded a Declaration of Conditions, Reservations, Covenants on October 16, 1980 in Deed Book 691 at page 021 upon the title of the following described property:

ALL AND SINGULAR those certain pieces, parcels or lots of land situate lying and being in Socastee Township, Horry County, South Carolina and being particularly described as Lot 1 through 99 on a plat of Island Green, prepared by Moore, Gardner & Associates, Inc. and recorded in the Office of the Register of Deeds in Plat Book 69, at page 173.

WHEREAS, Green Springs Enterprises, Inc., and all lot owners in Island Green Subdivision consented to the Amendment To Declaration of Conditions, Reservations, Covenants and Restrictions for Green Springs Enterprises, Inc., Single Family Residential Subdivision AKA Island Green Subdivision, dated February 5, 1983 and recorded in Deed Book 780 at page 371.

WHEREAS, by a majority vote of lot owners it was agreed to change said Declaration in part and allow the Declaration to automatically extend for a period of ten (10) years.

KNOW ALL MEN BY THESE PRESENTS, that the above referenced Declaration and Amendment to Declaration is amended as follows:

1. Item 5, is amended to read:

No animals or livestock of any description, except the usual household pets, shall be kept on any lot. No pet shall be allowed which would produce any noise or odor objectionable to any other property owner. Pet owners shall be responsible for picking up pets feces dropped on other properties and common areas.

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2. Item 10, is amended to read:

No tractor, trailer, boat, motor home or other vehicle except automobiles or pickup trucks use for principal transportation by the owner may be stored for longer than one (1) week on any lot, unless the same be within a garage. Boats must be parked in a garage or behind a fence not viewable from any street or neighbor's yards. All fences must be approved by the Architectural Review Board of the Green Springs Property Owners Association, Inc.

3. Item 11(a), is amended to read:

The following materials may be used for the exterior of residences in the Subdivision: stucco, cedar, fir, pine, redwood, spruce, burch, stone, slate, weathered wood or vinyl siding.

4. Item 15, is amended to read:

No sign boards of any description shall be displayed upon any above lot with the exception of signs "For Sale" or "For Rent" and these shall be of durable construction, professional in appearance, and limited to one (1) sign per lot. Signs shall be placed on lots in a position ten (10) feet from the front property line. No security signs larger than 12" by 12" are permitted.

5. Item 17, is amended to read:

Each lot owner shall provide a garbage receptacle or similar facility in accordance with reasonable standards established by the Architectural Review Committee, or a roll-out garbage rake of the type approved by the Architectural Review Committee which shall be visible on the street on garbage pick-up day only. No garbage receptacle shall be stored in front of any house and shall be removed no longer than two (2) days after pickup. No garbage or trash incinerators shall be permitted on any lot.

6. Item 17.2, is amended to read:

Satellite dishes shall be placed on the most unobtrusive location of each lot, and the location shall be approved by the Architectural Review Committee.

7. All above references are to the Amended Declaration recorded in Deed Book 780, at page 371. All other provisions of the Declaration and the Amended Declaration shall remain unchanged and unaltered.



Executed this 31 day of MAY, 2001.

WITNESS:

James E. Ryan  
Wendy M. DiCapua

GREEN SPRINGS PROPERTY  
OWNERS ASSOCIATION, INC.

By: [Signature]  
Its: President

The undersigned secretary of the Association hereby certifies that a majority of the owners of the lots within the subdivision voted to amend the Declaration, as above set forth.

5/31, 2001

[Signature]  
Secretary

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

ACKNOWLEDGEMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Green Springs Property Owners Association, Inc., by and through its authorized officer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand this 31<sup>st</sup> day  
of May, 2001.

[Signature]  
Notary Public for South Carolina  
My Commission expires:  
Commission Expires  
October 29, 2006

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