

**Prepared By and Return to:**

Jonathan F. Young, Esq.  
1950 Sullivan Road  
Atlanta, GA 30337

**Cross Reference:**  
Book E-96, Page 543

**AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS  
AND EASEMENTS FOR WAVERLY AT HAMLIN PLANTATION TOWNHOMES**

This Amendment is made as of the 13<sup>th</sup> day of February, 2006, by JOHN WIELAND HOMES AND NEIGHBORHOODS OF THE CAROLINAS, INC., a Georgia corporation (hereinafter referred to as "Declarant").

**BACKGROUND STATEMENT**

On December 7, 2005, Declarant executed that certain Declaration of Protective Covenants and Easements for Waverly at Hamlin Plantation Townhomes, which was recorded on December 15, 2005 in Book E-96, Page 543, et seq., Charleston County, South Carolina land records (hereinafter, as supplemented and/or amended from time to time, the "Declaration"). The Declaration provides in Article XII, Section 4 thereof for unilateral amendment of the Declaration by Declarant. Declarant has the right unilaterally to subject additional property to the Declaration, and this Amendment does not materially adversely affect the substantive rights of any Unit Owner (as such capitalized terms are defined in the Declaration) or adversely affect title to any Unit.

Declarant desires to amend the Declaration as set forth below.

NOW THEREFORE, pursuant to the powers retained by Declarant under Article XII, Section 4 of the Declaration, and in accordance with the provisions of that section, the Declaration is hereby amended by deleting Article VI, Section 3 of the Declaration in its entirety and replacing it with the following:

**Section 3. Signs.** No sign of any kind, whether temporary or permanent, shall be erected or displayed within the Community without the prior written consent of the ARB except: (a) one (1) professional security sign consistent with the Community-Wide

Standard not to exceed four inches (4") by four inches (4") in size displayed from within a Unit; (b) such signs as may be required by legal proceedings; (c) signs erected by Declarant and its affiliates; (d) in connection with a bona-fide offer to sell or lease a Unit, one (1) professionally lettered "For Sale" or "For Rent" sign consistent with the Community-Wide Standard displayed from within the Unit, but only if (i) the sign has a maximum area of four (4) square feet, and (ii) the content of the sign and anything else attached to, associated with or in the vicinity of the sign states or conveys only that that the Unit is for sale or for rent and the name and telephone number of the person to contact for additional information (any other type of "For Sale" or "For Rent" sign shall not be permitted in the Community); and (e) in connection with a political campaign, candidate signs consistent with the Community-Wide Standard displayed from within a Unit, but only if (i) the sign has a maximum area of four (4) square feet, and (ii) the sign is displayed no sooner than thirty (30) days prior to the election and is removed within five (5) days after the election. The Board shall have the right to erect any reasonable and appropriate signs. The Board may impose a fine against any Owner or Occupant of up to Five Hundred Dollars (\$500.00) per day for violations of this Section, in addition to any other remedies of the Association. Any fine imposed pursuant to this Section shall be deemed an assessment against the Unit and may be collected in the same manner as provided herein for collection of assessments.

IN WITNESS WHEREOF, the undersigned has executed this Amendment and affixed the corporate seal as of the day and year first written above.

JOHN WIELAND HOMES AND NEIGHBORHOODS OF THE CAROLINAS, INC., a Georgia corporation

By: *Dan Fields*

Print Name: Dan Fields

Title: Vice President

[CORPORATE SEAL]

ATTEST:

*Andrea Cotstrand*

By: Andrea Cotstrand

Title: Assistant Secretary

*Paula Hausford*  
Witness

*Carol Roberts*  
WITNESS

*Paula Hausford*  
Witness

*Carol Roberts*  
WITNESS

STATE OF GEORGIA

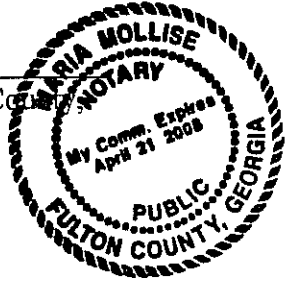
COUNTY OF Clayton

Personally appeared before me the undersigned witness, who, being duly sworn, says that (s)he saw the corporate seal of John Wieland Homes and Neighborhoods of the Carolinas, Inc., a Georgia corporation, affixed to the foregoing instrument, that (s)he also saw Dan Fields, vice President of said corporation, and Andrea Wofstrand Assistant Secretary of said corporation, sign and attest the same, and that (s)he with the other witness witnessed the execution and delivery thereof as the act and deed of said corporation.

Paula Hansford  
Signature of Witness

Sworn to before me this 17th day of February, 2006.

[Signature]  
Notary Public for and in \_\_\_\_\_ County, Georgia.



My Commission Expires:

[NOTARIAL SEAL]

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# RECORDER'S PAGE

NOTE: This page MUST remain with the original document



**FILED**

February 24, 2006  
11:23:15 AM

BK Z573PG339

Charlie Lybrand, Register  
Charleston County, SC

Filed By:

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PO Box 23500

Greensboro

NC 27499-2752

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DESCRIPTION	AMOUNT
MISC/AMEND	\$ 10.00
Postage	
<b>TOTAL</b>	<b>\$ 10.00</b>

DRAWER:

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DO NOT STAMP BELOW THIS LINE