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NEDRA W. MOLES, Henderson COUNTY, NC



Prepared By and Return To: Peltz Law Firm, PLLC

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

AMENDMENT TO
MASTER COVENANTS FOR
RIVER STONE

THIS AMENDMENT is made on the day hereinafter set forth by WINDSOR/AUGHTRY COMPANY INC., a South Carolina corporation, hereinafter referred to as DECLARANT, this the 14 day of February, 2013.

RECITALS:

1. Declarant caused to be recorded in the office of the Register of Deeds for Henderson County, North Carolina a Declaration of Covenants, Conditions and Restrictions, as recorded in Book 1304, at Page 748, herein referred to the "Declaration."
2. Pursuant to Article XI of the Declaration and pursuant to Chapter 47F of the North Carolina General Statutes (the "Act"), and following a duly called meeting of the members of the Association, as the same is defined in the Declaration, the following amendments to the Declaration have been approved.

NOW, THEREFORE, pursuant to Article XI of the Declaration and pursuant to the Act, the Declaration is hereby amended as follows:

1. Article I, Section 8(i) is hereby amended to read, "December 31, 2020."
2. Article VII, Section 28 shall be added to the Declaration and shall read, "Trampolines shall only be allowed on Lots that are fenced, meaning a fence that encloses the rear

portion of the Lot on all sides. Provided, however, this provision shall not apply to any Lot on which a trampoline existed on or before June, 2010.”

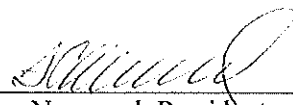
3. Article VI, Section 3 shall be amended to include the following language: “The Association shall be responsible for painting all mailboxes for each Dwelling. Provided, however, each Owner shall be responsible for the maintenance or replacement of his or her mailbox.”
4. Article VII, Section 7 shall be amended to include the following language: “A trash receptacle may be placed near the utility boxes on the side of a Dwelling only if such trash receptacle is screened by materials pre-approved by the Association.”
5. Article VII, Section 5 shall be amended to include the following language: “No vehicle of any kind may be parked upon a Lot other than in the garage of a Dwelling or in the driveway for such Dwelling. Further, no vehicle may be parked in any manner so as to block ingress and egress to driveways of any other Owner or resident of River Stone.”
6. Article VII, Section 6 shall be amended to include the following language: “All satellite dishes must be located on the eaves near the rear of a Dwelling or next to the utility meters on the side of a Dwelling.”
7. Article V, Section 4 shall be amended to include the following language: “Annual Assessments shall be due on or before March 31 of each year and will be deemed late and interest shall begin to accrue as of April 15 of each year.”
8. Article VII, Section 29 shall be added to the Declaration and shall read, “Two River Stone Community Yard Sales may be held each year, as designated by the Board. No private yard sales or garage sales are permitted.”
9. Article VII, Section 4 shall be amended to include the following language: “When any pet is outside the Owner’s Dwelling, unless the pet is in an otherwise enclosed area, it must be kept on a leash.”

The Declaration recorded in Book 1304, at Page 748 shall remain in full force and effect, as amended hereby.

SIGNATURES APPEAR ON FOLLOWING PAGES

DECLARANT:


WINDSOR/AUGHTRY COMPANY, INC.

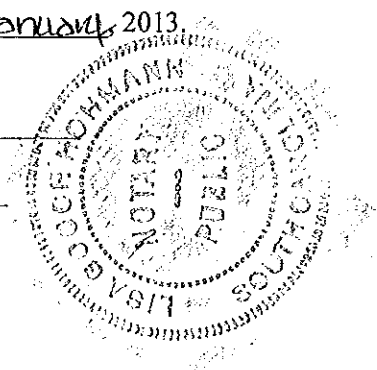
By: 
F. Andrew Norwood, President

STATE OF South Carolina
COUNTY OF Greenville

I, a Notary Public of the County and State aforesaid, certify that F. Andrew Norwood personally came before me this day and acknowledged that he is President of WINDSOR/AUGHTRY COMPANY, INC., a South Carolina corporation, and that he, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the 31st day of January 2013.


Notary Public
My Commission Expires: 03.25.15



THIS AMENDMENT HAS BEEN VOTED ON AND APPROVED BY THE REQUISITE NUMBER OF VOTES OF MEMBERS OF THE RIVER STONE MASTER HOMEOWNERS ASSOCIATION, INC.

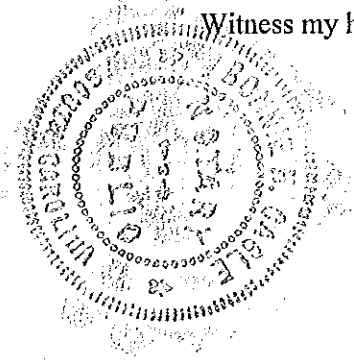
RIVER STONE MASTER HOMEOWNERS ASSOCIATION, INC.

By: R Smart
_____, Secretary

STATE OF South Carolina
COUNTY OF Greenville

I, a Notary Public of the County and State aforesaid, certify that Russell Smart personally came before me this day and acknowledged that (s)he is Secretary of River Stone Master Homeowners Association, Inc., and that (s)he, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the 14 day of February, 2013.



Bonnie H. Cagle
Notary Public
My Commission Expires: 4/16/17