



Timothy J. Hanney

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)
)

FIFTH AMENDMENT OF THE DECLARATION OF
 COVENANTS, CONDITIONS AND RESTRICTIONS FOR
 THE OFFICES AT WOODRUFF CORPORATE CENTER

Recorded in Book 2132 at Page 521

WHEREAS, a Declaration of Restrictive Covenants, Conditions and Restrictions for the Offices at Woodruff Corporate Center (the "Offices") was recorded on February 28, 2005 in Book 2132 at Page 521, as amended by First Amendment recorded on March 22, 2005 in Book 2135 at Page 1592, Second Amendment recorded on May 27, 2005 in Book 2147 at Page 3, Third Amendment recorded on April 12, 2006 in Book 2199 at Page 1453, Corrected Third Amendment recorded on May 1, 2006 in Book 2202 at Page 778 and Fourth Amendment recorded August 19, 2008 in Book 2336 at Page 1800, all in the Office of the Register of Deeds for Greenville County, South Carolina (the "Restrictive Covenants") for certain property located in Greenville County, South Carolina described therein;

WHEREAS, the Members desire to amend Section 11.0 of the Restrictive Covenants to remove the Association's responsibility to insure any interior portions of the Units and require an Owner to pay the deductible for claims made against hazard insurance maintained by the Association;

WHEREAS, any reduction in insurance requirements is deemed a "Material Amendment" as defined in the Restrictive Covenants;

WHEREAS, Section 12.3 of the Restrictive Covenants provides that a Material Amendment must be approved by an affirmative vote of at least sixty-seven percent (67%) of all Members authorized to vote, and voting at a meeting in which a Quorum is present;

NOW, THEREFORE, the undersigned does hereby declare that the Restrictive Covenants shall be amended as follows:

1. Structural Insurance. Section 11.0 of the Restrictive Covenants is hereby deleted and replaced with the following:

Section 11.0 The Association shall obtain hazard insurance on the structures of each Unit, which shall include the roof, exterior walls, exterior doors, exterior windows, the slab foundation and all other structural components of the Unit. If an Owner or occupant makes a claim against hazard insurance maintained by the Association, the Owner shall be responsible for payment of the deductible unless the damage was caused by the gross negligence or intentional bad acts of an officer, agent, director or contractor of the Association. Each Owner or occupant shall maintain its own insurance for business personal property, inventory and all interior finishes, including but not limited to carpet, flooring, tile, paint, wallpaper, cabinetry, interior doors, drywall, lighting and other fixtures.

2. Documentation of Approval. As officers of the Association, the undersigned hereby certify that on 5-3, 2023, this Fifth Amendment was duly adopted and approved by at least 67 percent of the Members of the Association, which constituted approval by the requisite percentage of Members required by the Restrictive Covenants.

3. Savings Clause. Except as specifically amended herein, the Restrictive Covenants shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned hereby set its hand to seal this 3rd day of May, 2023.

WITNESSES:

Vickie N McKeel
Witness 1

Dana B Eddy
Witness 2

WOODRUFF CORPORATE CENTER, INC.

By: Phyllis P Grayson

Its: President

By: Andrew Schauder

Its: Secretary

STATE OF SOUTH CAROLINA)
GREENVILLE COUNTY)

Acknowledgment

I, Vickie N McKeel, a Notary Public of the above-stated County and State, do hereby certify that

Phyllis P Grayson as President and Andrew Schauder as Secretary of

Woodruff Corporate Center, Inc., personally came before me this day and acknowledged the due execution of the foregoing instrument as their act and deed and as the act and deed of the Association.

Witness my hand and notarial seal, this the 3rd day of May, 2023.

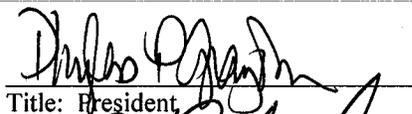
Vickie N McKeel
Notary Public for South Carolina

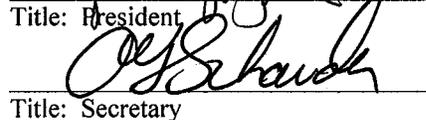
Print Name: Vickie N McKeel

My Commission Expires: July 15, 2032

Documentation of Approval

As officers of the Woodruff Corporate Association, Inc. (the "Association"), we hereby certify that on 5/3/23, the Amendment or Extraordinary Action attached hereto as Exhibit A was duly adopted and approved by at least 67 percent of the Members of the Association, which constituted approval by the requisite percentage of Members.


Title: President


Title: Secretary