



Timothy J. Manney

STATE OF SOUTH CAROLINA       )  
  )  
COUNTY OF GREENVILLE       )  
  ) FIFTH AMENDMENT TO DECLARATION  
OF RESTRICTIVE COVENANTS FOR THE  
RESIDENCES AT  
CRESCENT MOUNTAIN VINEYARDS

This Fifth Amendment to the Declaration of Restrictive Covenants referenced herein is made this 8 day of January 2025, by the Board of Directors of the Crescent Mountain Vineyards Property Owners Association, Inc., the governing board of the Crescent Mountain Vineyards Property Owners Association.

**WITNESSETH:**

**WHEREAS**, the properties constituting the Residences at Crescent Mountain Vineyards subdivision (hereinafter “the Subdivision”) as shown on that certain plat dated April 8, 1997, and recorded in the Office of the Register of Deeds for Greenville County, South Carolina, are subject to those certain Restrictive Covenants dated May 20, 1997, and recorded May 28, 1997, in Deed Book 1692, beginning at Page 555 (hereinafter “the Covenants”); and

**WHEREAS**, pursuant to the Article V of the Covenants, the Covenants create the Crescent Mountain Vineyards Property Owners Association (hereinafter “the Association”) for the benefit of the property owners within the Subdivision to govern the subdivision and to enforce its covenants; and

**WHEREAS**, pursuant to Article XII of the Covenants - General Provisions, the members of the Association may from time-to-time amend the Covenants by affirmative vote or written consent of the members of the Association; and

**WHEREAS**, on December 16, 2024, the Association held its annual meeting of the members. At that time, the members voted to amend the Covenants in accordance with the Article XII. The Amendments were approved by an affirmative vote of more than sixty-seven percent (67%) of the members.

NOW, THEREFORE, the Association does hereby amend the Covenants as follows:

## II.

## USES PROHIBITED AND PERMITTED – SINGLE FAMILY RESIDENCE LOTS

7. (Now Reads) All domestic pets must not be allowed to adversely affect wildlife. Pets must be confined to lot owner's property.
7. (Change to Read) All domestic pets must not be allowed to adversely affect wildlife. Pets must be confined to lot owner's property. No resident, tenant, or property owner of Crescent

Mountain Vineyards will keep, maintain, raise or breed any animals outdoors. These include, but are not limited to, domestic and non-domestic animals, livestock, fish, reptiles, poultry and insects. Enclosures designed to keep, maintain, raise or breed any animal outdoors are also prohibited.

9. (Now Reads) The amount of fully enclosed, heated, floor area, exclusive of porches, garages and basements devoted to living purposes shall, in each unit, total not less than sixteen hundred (1600) square feet, with the ground floor level being of at least twelve hundred (1200) square feet. No building shall be located nearer to the right-of-way margin than thirty five (35) feet. No building shall be located nearer than thirty five (35) feet to any inner lot line.

9. (Change to Read) The amount of fully enclosed, heated, floor area, exclusive of porches, garages and unfinished basements devoted to living purposes shall, in each unit, total not less than twenty-one hundred (2,100) square feet with the ground floor level being at least sixteen hundred (1,600) square feet. No building shall be located nearer to the right-of-way margin than thirty-five (35) feet. No building shall be located nearer than thirty-five (35) feet to any inner lot line.

12. (New) Food-producing planting areas, including those for fruit, vegetables, and herbs, must be situated behind the home, between the rear line of the house and the rear property line, and within the side boundaries of the house. These areas must not be visible from the road and should have minimal visibility from neighboring properties. The size of such planting areas is limited to no more than 1/4 of the rear yard space and must be properly maintained to prevent water runoff or damage to adjacent properties. Dead or non-dormant vegetation must be promptly removed, and rainwater collection devices must be screened from view of roads and neighboring properties.

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