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STATE OF SOUTH CAROLINA) AMENDMENT TO THE AMENDED AND
COUNTY OF CHARLESTON) RESTATED COVENANTS & RESTRICTIONS OF
) THE STONO FERRY OWNERS ASSOCIATION
) AND AMENDMENT TO THE BYLAWS OF THE
) STONO FERRY OWNERS' ASSOCIATION, INC.

WHEREAS, that certain declaration of covenants and restrictions for the Plantation at Stono Ferry subdivision and provisions for the Stono Ferry Owner's Association, Inc. ("Covenants of 1985") has heretofore been recorded at the RMC Office for Charleston County, South Carolina, in Book C148 at Page 012, with respect to certain real property at the Plantation at Stono Ferry, Hollywood, South Carolina, and

WHEREAS, the Covenants of 1985 have been supplemented and modified from time to time; and

WHEREAS, pursuant to such supplements and modifications, the real property to which the Covenants of 1985 are applicable has been expanded; and

WHEREAS, the owners of the property subject to the aforesaid Covenants of 1985 by virtue of the amendments to the Covenants of 1985 recorded in the RMC Office for Charleston County in Book J201 at Page 425 transferred and relinquished control, authority and voting rights thereto to the Stono Ferry Owners Association, Inc. ("SFOA"), and

WHEREAS, SFOA amended and restated the said Covenants of 1985 by the Amended and Restated Covenants & Restrictions of the Stono Ferry Owners Association (the "Amended Covenants"), recorded at the RMC Office for Charleston County in Book S339 at Page 749; and

WHEREAS, Part Five, Article II of the Amended Covenants and section 10.2 of the Bylaws direct the manner by which the Amended Covenants and Bylaws may be amended, and in accordance therewith, sixty-six percent (66%) of a proper quorum agreed and duly elected to amend Part Two, Article 1, Section 9, of the Amended Covenants supplementing and substituting for such the provision herein below:

NOW THEREFORE, pursuant to the Amended Covenants referenced above, the SFOA hereby amends Part Two, Article 1, Section 9 to state as follows:

Section 9. Unsightly Conditions. It shall be the responsibility of each Property Owner and tenant thereof to maintain his Residential Lot in an aesthetically pleasing manner comparable to new construction standards and appearance and to prevent the accumulation of litter, trash, packing crates or rubbish or the development of any unclean, unsightly or unkempt condition or overall deterioration of buildings, structures, improvements, or grounds on his property at any time, and to prevent accumulations which shall tend to substantially decrease the beauty of the community or specific area as a whole. In the event that a Property Owner fails to maintain his lot or home in accordance with this covenant, the Association shall have the right, but not the obligation, upon thirty (30) days' written notice to the Property Owner, to enter upon the Lot for

the purpose of performing the maintenance and/or repairs described in such notice to the Property Owner, as applicable. The cost of performing such maintenance and/or repairs and the expense of collection (including, but not limited to, Legal Fees) shall be assessed by the association against the Property Owner. The Association will be held harmless and will not be liable for any damages related to the performance of the maintenance and/or repairs.

IN WITNESS WHEREOF the undersigned has set her hand and seal this ____ day of June, 2015.

WITNESSES:

STONO FERRY OWNER'S ASSOCIATION, INC.

#1 James C. Murphy Jill Crocker

By: Jill Crocker
Its: President

#2 C. R. Boyce

WITNESSES:

STONO FERRY OWNER'S ASSOCIATION, INC.

#1 James C. Murphy Alerece T. West

By:
Its: Secretary

#2 C. R. Boyce

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me, the undersigned Witness # 1, who being duly worn deposes and states that (s)he, along with the Witness # 2 whose signature appears above, saw STONO FERRY OWNER'S ASSOCIATION, INC., by its President, execute this Amendment.


(Witness # 1 sign here)

SWORN to and subscribed before me this 24 day of June, 2015.

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 2-19-24




STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me, the undersigned Witness # 1, who being duly worn deposes and states that (s)he, along with the Witness # 2 whose signature appears above, saw STONO FERRY OWNER'S ASSOCIATION, INC., by its Secretary, execute this Amendment.


(Witness # 1 sign here)

SWORN to and subscribed before me this 24 day of June, 2015.

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 2-19-24



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