

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

AMENDMENT TO AMENDED AND  
RESTATED COVENANT AND  
RESTRICTIONS OF THE STONO FERRY  
OWNER'S 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 in Book C-148 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 owner of the property (owner and developer) subject to the aforesaid Covenants of 1985 by virtue of the amendments to the said Covenants of 1985 recorded in the RMC office for Charleston County in Book J-201 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 in a document entitled Amended and Restated Covenants and Restrictions of the Stono Ferry Owners Association recorded in the RMC office for Charleston County in Book S-339, page 749; and

WHEREAS, pursuant to those Amended and Restated Covenants and Restrictions, the SFOA may amend from time to time those covenants and restrictions pursuant to its authority granted in Part Five, Article II of those Amended and Restated Covenants and Restrictions; and

WHEREAS, at a duly called and noticed meeting on October 10 2005, the SFOA membership, with a proper quorum, cast votes in excess of sixty-six percent (66%) to pass a certain amendment to the Amended and Restated Covenants and Restrictions at Part Three, Article III, Section 5;

NOW, THEREFORE know all men by these presents that the Amended and Restated Covenants and Restrictions of the Stono Ferry Owners Association are hereby further amended as follows:

Part Three, Article III, Section 5 is amended and restated to read as follows:

**Capital Reserve Assessment/Capital Contribution.** Concurrent with the application for construction approval by the ARB, the Property Owner shall pay a one-time Capital Contribution, as a road impact fee of no less than \$3,000. From and after December 31, 2006, this transfer fee may be increased each year by an amount not in excess of seven percent (7%) without approval, by vote, of the Class A members.

EFFECTIVE: October 10, 2005

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WITNESSES:

C. W. Black  
Cal A. B.

C. W. Black  
Cal A. B.

b

STONO FERRY OWNER'S ASSOCIATION, INC.

By: R. Wolfe  
Its President

By: B. Smith  
Its Secretary

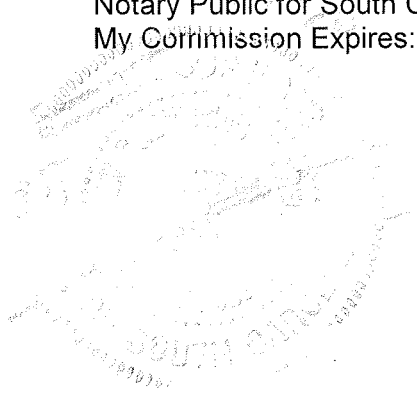
STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON )

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named Stono Ferry Owner's Association, Inc., by R. Wolfe, Its President, and by B. Smith, its Secretary, sign, seal and as its act and deed, deliver the within written Amendment to Amended and Restated Covenant and Restrictions of The Stono Ferry Owner's Association, Inc. and that s(he) with the other witness names above witnessed execution thereof.

SWORN TO BEFORE ME THIS 18  
day of January, 2006

\_\_\_\_\_(SEAL)  
Notary Public for South Carolina  
My Commission Expires: 11/12/12



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# RECORDER'S PAGE

**NOTE:** This page **MUST** remain with the original document



**FILED**

January 20, 2006  
3:39:01 PM

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Charlie Lybrand, Register  
Charleston County, SC

**Filed By:**

**Pratt-Thomas, Epting & Walker, P.A.**

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Charleston SC 29413-2247

*Ball*

DESCRIPTION	AMOUNT
AMEND/COV/REST	\$ 10.00
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<b>TOTAL</b>	<b>\$ 10.00</b>

DRAWER:

	<b>B - ecp</b>
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