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VOL. 738 PG 148
SUMTER COUNTY, S.C.

JANICE L. LINDEN
RETURN TO: ATTORNEYS PLAYERS & McMILLAN
SUMTER CO., S.C.

STATE OF SOUTH CAROLINA)

ADDENDUM TO RESTRICTIVE COVENANTS

COUNTY OF SUMTER)

STONECROFT SUBDIVISION

WHEREAS, by instrument dated June 7, 1979, and recorded in Book H-10, at page 975, certain restrictive covenants were imposed upon certain property known as "Stonecroft Subdivision" in Sumter County, South Carolina; and

WHEREAS, additional lots forming Stonecroft Subdivision have been sold and additional lots may be sold; and

WHEREAS, the undersigned owner and developer wishes to amend the aforesaid covenants as provided for herein; NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that We hereby amend the aforesaid covenants, as follows:

1. Additional property may be subjected to the aforesaid covenants by referencing the covenants in the deeds.
2. Carl J. Croft has succeeded to the position referred to in paragraph 4 of the covenants for approving building plans. This position shall be hereafter referred to as the "Architectural Control Committee".
3. A Landscape Maintenance Committee is hereby established to beautify and maintain the landscape of the entrances, medians, cul-d-sacs, and other areas of Stonecroft Subdivision in order to maintain and enhance the appearance thereof until such time as seventy-five (75%) percent of the lots shown on the preliminary subdivision plan or such preliminary subdivision plans as are hereafter prepared, are sold, the Architectural Control Committee, or its designees, shall serve as this committee. Once seventy-five (75%) percent of said lots are sold, the owners of said lots, exclusive of contractors and developers, shall have the right to elect or appoint the committee in accordance with such procedure as said lot owners may deem appropriate. The Architectural Control Committee, or its designee, shall continue to serve as the committee until its successor is duly constituted in accordance herewith.
4. The Committee shall obtain funds, as it shall require, from time to time for such maintenance by assessment upon the owners of the lots in the subdivision, exclusive of contractors, developers and the undersigned owner. The amount of such assessment shall be determined not less frequently than annually. Any sum due to be paid by a lot owner to the Committee shall, if not paid when due, bear interest until paid at the rate of ten (10%) percent per annum. The obligation of the lot owner to pay all sums assessed or imposed upon him pursuant to this declaration shall be a continuing lien

RECORDING FEE:	\$ <u>10.00</u>
COUNTY TRANSFER FEE:	\$ _____
STATE TRANSFER FEE:	\$ _____
TOTAL FEES PAID:	\$ <u>10.00</u>

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upon the lot subject only to the lien of such bona fide mortgages as may be placed upon such lot, regardless of whether such mortgage is recorded prior or subsequent to the notification of such assessment. The lien may be enforced by the Association in all respects as though secured by a recorded mortgage in accordance with the laws of the State of South Carolina. If any sum shall not be paid when due, the Committee shall have the right upon not less than fifteen (15) days notice to such lot owner to collect such sum by suit-at-law and all other legal means and to add to such sum and to collect reasonable attorney's fees and all other expenses incurred by the Committee in its efforts to collect.

5. The undersigned owner reserves the right to form a homeowner's association consisting of the lot owners of the subdivision. The purchasers of any lot covered by these covenants or hereafter subjected thereto shall become members of such association in accordance with and subject to the By-Laws of the association.

6. These covenants are in addition to and subject to the terms and provisions of the restrictive covenants recorded in the Office of the Register of Deeds for Sumter County in Deed Book #10, at page 975, and as modified by instrument recorded in Deed Book _____, at page _____.

IN WITNESS WHEREOF, the undersigned has hereunto set his Hand and Seal this 15th day of April, 1999.

IN THE PRESENCE OF:

[Signature]
Alicia M. Pritchard

[Signature]
CARL J. CROFT, AS TRUSTEE OF TRUST "B" CREATED UNDER THE LAST WILL AND TESTAMENT OF T. C. CROFT, DECEASED

STATE OF SOUTH CAROLINA)
COUNTY OF SUMTER)

PROBATE

PERSONALLY appeared before me the undersigned witness who, being duly sworn, deposes and states that (s)he saw the within named CARL J. CROFT, AS TRUSTEE OF TRUST "B" CREATED UNDER THE LAST WILL AND TESTAMENT OF T. C. CROFT, DECEASED, sign, seal and as his act and deed, deliver the within Addendum to Restriction Covenants for Stonecroft Subdivision, and that deponent with the other witness named above, witnessed the execution thereof.

SWORN to before me this 15 day of April, 1999.
[Signature] (LS)
NOTARY PUBLIC FOR S. C.
My Commission Expires: 10-19-2003

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JANICE M. REARDEN
REGISTER OF DEEDS
SUMTER COUNTY, S.C.