

Tina Quarry

Sate of South Carolina
County of Lexington

**Second Amendment to the Declaration of Protective
Covenants for Agape Village**

WHEREAS, The Developer/Declarant, Agape Village, Inc., made and executed certain Covenants, Conditions, Restrictions, and Easements for Agape Village, which were recorded in Lexington County Register of Deeds at Book 12279 at Page 39, on August 27, 2007; and such amendment to the covenant which were recorded in Lexington County Register of Deeds at Book 21039 at Page 0502, on December 20, 2022, restricting all the property shown on that initial Plat recorded in Plat Book 11931 at Page 245 in Lexington County Register of Deeds.

This exact second Amendment was recorded May 9, 2023 in Book 21056 and Page 1190-1213, however this document did not include all of the signatures obtained to approve the amendment. The Second Amendment is being re-recorded with the requisite number of signatures as set out herein.

WHEREAS, the covenants state Section 12 Amendments: This instrument and any exhibits hereto may be amended by a written instrument, recorded in the RMS office of Lexington county, South Carolina, executed by no less than 2/3 of the lot owners subject to these covenants.

NOW THEREFORE, the below members, being at least 2/3 of the lot owners subject to the covenants, hereby amends the above referenced covenants to include the below restrictive covenant.

Section 9 -Maintenance of Common and Private Property, shall be amended to include the following provisions. All of the existing provisions in Section 9 shall remain.

Remedies for Failure to Maintain Private Property.

In the event that the Owner neglects or fails to maintain his Lot, and/or the exterior of his or her Dwelling in the Community, the Association may in addition to any other remedy, provide such exterior maintenance. The Association shall first give written notice to the Owner of the specific items of the exterior maintenance or repair that the Association intends to perform and the Owner shall have the time set forth in said notice within which to perform such exterior maintenance himself or to satisfy the Association that the required maintenance or repair will be completed in a timely manner. The determination as to whether an Owner has neglected or failed to maintain his Lot and/or Dwelling in a manner consistent with other Lots and Dwellings in the Community shall be made by the Board of Directors, in its sole discretion.

In the event the Association performs such exterior maintenance, clean-up or replacements repair, the costs of such maintenance, repairs or replacement together with all costs of collecting from the Owner the cost of such maintenance, repairs or replacement established herein shall be added to and become a part of the Assessment to which that Lot is subject.

In the event that the Association determines that the need for maintenance, repair or replacement, which is the responsibility of the Association hereunder, is caused through the

willful or negligent act of an Owner or the Permittees of any Owner, then the Association may perform such maintenance, repair or replacement at such Owner's sole cost and expense, and all costs thereof, together with any Assessments for Non-Compliance levied by the Association for non-compliance and all costs of the collection shall be added to and become a part of the Assessment to which such Owner is subject and shall become a lien against the Lot of such Owner. Each Owner is responsible for the actions of and the compliance with these documents.

Section 11- Enforcement, shall be amended to include the following provisions. All of the existing provisions in Section 11 shall remain.

Section 11- Enforcement.

Creation of Violation Fine Schedule- The Board of Directors shall have the authority to levy fines and fees for violations of these covenants. The Board of Directors is hereby empowered to establish a schedule of monetary fines to be enforced and levied for violations of these covenants and shall not be required to obtain further approval from the membership for changes or additions to the violation fine schedule. These fines shall be treated as Assessments as defined under these covenants and all enforcement and collection provisions shall apply, including the authority to file a lien against the property for any fines levied under this section.

The below Section 14 shall be added to the covenants to further define the leasing and age restrictions currently located in Sections 6- General Restrictions and Section 8- Age.

Section 14. Restriction on Residential Rentals and Leaseholds:

Leasing Provision- General. Single Family Residential Lots may be rented only in their entirety; no fraction or portion may be rented. All leases shall be in writing and shall be for an initial term of no less than six months, except with the prior written consent of the Board of Directors. No shorter term subleasing shall be permitted by a tenant to circumvent the 6 month lease restriction. Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board as set out in the original covenants to be given to Agape Village, Inc.

Leasing Provision- Age Restriction on tenants. Since the primary purpose for the creation and development of Agape Village is to provide a pre-retirement/retirement community consisting of adults who are 55 years old or older, no tenant or occupant of any unit shall be allowed to live in, lease, or occupy such unit if they are not 55 years of age or older, unless such occupant is a caretaker of a Lot Owner.

As authorized under the covenants and effectuated by the enclosed signatures of at least 2/3 of the Lot Owners of the Association, the covenants outlined herein are hereby fully incorporated into the above referenced Restrictive Covenants for the Association along with all obligations, liabilities and requirements appertaining thereto.

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Marshall Debra Lesuer

Owner Signature: *Debra Lesuer* *MM 7/2*

Owner Address: 102 Agape Village Ct.
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

Wade C. McNeil

I, Wade C. McNeil, a Notary Public for the state of South Carolina, do hereby certify that Marshall + Debra, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

Wade C. McNeil

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Rebecca Snyder

Owner Signature: Rebecca Snyder

Owner Address: 135 Azape Village Ct

Witness:

Cathy Roof

Witness: (Notary)

W. C. McNeil

I, WILLIAM MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Rebecca, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

W. C. McNeil

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) GILBERT SAGAN

Owner Signature: [Handwritten Signature]

Owner Address: 135 Agape Village Ct.
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

[Handwritten Signature]

I, WCLARK MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Gilbert, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

[Handwritten Signature]

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Clark McGill

Owner Signature: *Clark McGill*

Owner Address: 142 Agape Village Ct.
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

Walter C. McNeil

I, WALTER C. MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Clark, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

Walter C. McNeil

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Cathy Roof

Owner Signature: Cathy Roof

Owner Address: 151 Agape Village Ct.
West Columbia, SC 29169

Witness:
Walter C. McJannet

Witness: (Notary)
Walter C. McJannet

I, WALTER MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Cathy, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023
Walter C. McJannet

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Candace Williams

Owner Signature: Candace H. Williams

Owner Address: 111 Agape Village Court
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

W. C. McGill

I, W. C. McGill, a Notary Public for the state of South Carolina, do hereby certify that Candace, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

W. C. McGill

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Sandy Watkins

Owner Signature: Sandy Watkins

Owner Address: 105 Agape Village Court
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

W. Clark McGill

I, W. CLARK MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Sandy, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

W. Clark McGill

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Robert Frierson

Owner Signature: [Handwritten Signature]

Owner Address: 137 Agape Village Ct,
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

[Handwritten Signature]

I, WILLIAM MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Robert, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

[Handwritten Signature]

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Ken Stiver

Owner Signature: Ken Stiver

Owner Address: 106 Agape Village Ct.
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

Walter C. McGill

I, WALTER C. MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Ken, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

Walter C. McGill

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Vivian Rogers

Owner Signature: Sally Rogers-Hick

Owner Address: 136 Agape Village Court
West Columbia, SC 29169

Witness:

Rebecca L Smith

Witness: (Notary)

Walter C. McMill

I, WALTER C. MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Sally, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

Walter C. McMill

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Kathy Hardee

Owner Signature: Kathy Hardee

Owner Address: 145 Agape Village Court
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

Walter C. McGill

I, WALTER C. MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Kathy, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

Walter C. McGill

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Mary Shuford

Owner Signature: *Mary Shuford*

Owner Address: 108 Agape Village Court
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

Walter C. McNeil

I, WALTER C. McNEIL, a Notary Public for the state of South Carolina, do hereby certify that Mary, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

Walter C. McNeil

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23rd day of April, 2023.

Lot Owner:

Owner Name: (print name) Sandra Monts

Owner Signature: Sandra Monts

Owner Address: 149 Agape Village Ct.
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

Walter C. McNeil

I, WALTER MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Sandra, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23rd day of April, 2023

Walter C. McNeil

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Lynda Moore

Owner Signature: *Lynda Moore*

Owner Address: 114 Agape Village Court
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

W. Clark McGill

I, W. CLARK MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Lynda, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

W. Clark McGill

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Judy Bennett

Owner Signature: Judy Bennett

Owner Address: 110 Agape Village Ct.
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

Walter C. McNeil

I, WALTER MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Judy, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

Walter C. McNeil

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Darlene Glover

Owner Signature: Darlene Glover

Owner Address: 139 Agape Village Court
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

Walter C. McNeil

I, WALTER MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Darlene, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

Walter C. McNeil

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Dena Craft

Owner Signature: Delane (Dena) Craft

Owner Address: 141 Agape Village Ct,
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

W. Clark McGill

I, W. CLARK MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Delane, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

W. Clark McGill

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Marge Ciotala

Owner Signature: Marge Ciotala

Owner Address: 107 Agape Village Court
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

Wade C. McNeil

I, WELARK McBill, a Notary Public for the state of South Carolina, do hereby certify that Marge, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

Wade C. McNeil

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Annette Hammond

Owner Signature: Annette Hammond
Annette C Hammond

Owner Address: 117 Agape Village Court
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

W. Clark McGill

W. CLARK MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Annette, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

W. Clark McGill

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Wilson Joye

Owner Signature: Wilson Joye

Owner Address: 152 Agape Village Ct.
West Columbia, SC 29169

Witness:

Cathy Roof

Witness: (Notary)

W. C. McGill

I, W. C. McGill, a Notary Public for the state of South Carolina, do hereby certify that Wilson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

W. C. McGill

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23rd day of April, 2023.

Lot Owner: Regina
Owner Name: (print name) Yonnie Quattlebaum

Owner Signature: Regina Quattlebaum

Owner Address: 147 Agape Village Ct.
West Columbia, SC 29169

Witness:
Cathy Roof

Witness: (Notary)
W. C. McNeil

I, W. CLARK MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Regina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23rd day of April, 2023

W. C. McNeil

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 23 day of April, 2023.

Lot Owner:

Owner Name: (print name) Alberta Sullivan

Owner Signature: Alberta Sullivan

Owner Address: 143 Agape Village Ct,
West Columbia, SC 29169

Witness:

Rebecca L. Snyder

Witness: (Notary)

Walter C. McGill

I, WALTER C. MCGILL, a Notary Public for the state of South Carolina, do hereby certify that Alberta Sullivan, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of April, 2023

Walter C. McGill

Notary Public for South Carolina

My Commission Expires 01/26/2033

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 20th day of June, 2023.

Lot Owner:

Owner Name: (print name) JoAnn C. Frierson

Owner Signature: JoAnn C. Frierson

Owner Address: 137 Agape Village Court
W Columbia, S.C. 29169

Witness:

Debra L. Soper

Witness: (Notary)

Walter C. McMill

I, Walter C. McMill, a Notary Public for the state of South Carolina, do hereby certify that JoAnn C. Frierson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20th day of June, 2023

Walter C. McMill

Notary Public for South Carolina

My Commission Expires 01/23/33

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 20th day of June, 2023.

Lot Owner:

Owner Name: (print name) Martha Thompson

Owner Signature: Martha Thompson

Owner Address: 104 Aquape Village Court
West Columbia, SC. 29169

Witness:
Rebecca L Snyder

Witness: (Notary)
Walter C. McGill

I, Walter C. McGill, a Notary Public for the state of South Carolina, do hereby certify that Martha Thompson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20th day of June, 2023

Walter C. McGill

Notary Public for South Carolina

My Commission Expires 01/23/33

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 20th day of June, 2023.

Lot Owner:

Owner Name: (print name) NEIL W. LAINEY

Owner Signature: Neil W. Lainey

Owner Address: 133 Agape CT
W. Columbia, SC. 29169

Witness:
Debra L. Smith

Witness: (Notary)
Walter C. McGill

I, Walter C. McGill, a Notary Public for the state of South Carolina, do hereby certify that Neil W. Lainey, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20th day of June, 2023
Walter C. McGill

Notary Public for South Carolina

My Commission Expires 01/23/23

In witness whereof, the below Lot Owner has executed this Amendment to the Declarations and Covenants this 5th day of July, 2023.

Lot Owner:

Owner Name: (print name) Sallie Marsh

Owner Signature: *Sallie Marsh*

Owner Address: 138 Agape Village Court
West Columbia, SC 29169

Witness:

Debra L. Snyder

Witness: (Notary)

Walter C. McGill

I, Walter C. McGill, a Notary Public for the state of South Carolina, do hereby certify that Sallie Marsh, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 5th day of July, 2023

Walter C. McGill

Notary Public for South Carolina

My Commission Expires 01/23/33