

STATE OF SOUTH CAROLINA

COUNTY OF SUMTER

**AMENDMENT TO THE DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS
SIBLEY VILLAGE SUBDIVISION**

Cross Reference Declaration:

Book 1334 at Page 3239

WHEREAS, the various Declaration of Protective Covenants, Conditions and Restrictions for Sibley Village Subdivision were recorded December 10, 2024 in Book 1334 at Page 3239 of the Sumter County Register of Deeds (The "**Declaration**"); and

WHEREAS, the Declarations provide that they may be amended by the Declarant at any time without approval from any other property owner if the Declarant owns at least one lot in the subdivision; and

WHEREAS, Declarant certifies that it owns at least one lot in Sibley Village Subdivision as of the date of execution hereunder; and

NOW THEREFORE, Declarant hereby approves the following Amendment to the Declaration wherein the real property described in the Declaration and any amendments and supplements thereto, shall be held, transferred, sold, conveyed, and occupied subject to these covenants, restrictions, conditions, easements, and liens hereafter set forth which shall run with the land and all Lots therein which shall be binding upon all Owners thereof.

1. Add Section 9 'Capital Contribution' to the 'Article IV Covenant for Maintenance Assessments

Section 9. Capital Contribution. Upon the purchase of any lot subject to these assessments, the Purchaser shall pay a capital contribution fee of \$400.00, which may be increased by the Board of Directors if desired, but in no instance shall it be decreased below this amount.

Capitalized terms used herein shall have the meaning set out in this Amendment. Any capitalized terms used but not defined herein shall have the meaning set out in Declaration and/or Bylaws for the Association.

Unless the context requires otherwise, wherever used herein the singular shall include the plural and vice versa, and the use of one gender shall also denote the other where appropriate.

All other terms and conditions of the declaration shall remain in full force and effect unchanged, except as amended, supplemented, and /or modified by this amendment. This Amendment is intended to be and shall be deemed to be a sealed instrument, governed by twenty (20) year statute of limitations per S.C.Code Ann. 15-3-520.

Hilton

This Amendment shall be effective on the date that it is recorded with the Office of the Register of Deeds for Sumter County.

Therefore, the above are annexed into the Declaration's and become a part thereof.

In witness whereof, the Declarant has caused this instrument to be executed by its proper officer and its seal to be affixed thereto on this 12 day of May, 2025.

Witness: [Signature]

Declarant: [Signature]
Knowlton Properties, LLC

By: Richard M. Knowlton, Member

Witness: [Signature]

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ACKNOWLEDGMENT

The undersigned Notary Public for the State of South Carolina, do hereby certify that he/she saw the above named signatory, the Declarant, who has properly identified himself to him/her, sign, execute and deliver the herein document for the uses and purposes set forth therein, freely and voluntary on this 12 day of May, 2025.

[Signature]
Notary Name: John B. Hilton III

Notary Public for South Carolina

My Commission Expires: 12-15-33

