

STATE OF SOUTH CAROLINA

COUNTY OF SUMTER

**AMENDMENT TO THE DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS
CRYSTAL DOWNS SUBDIVISION**

Cross Reference Declaration:

Book 1325 at Page 4484

WHEREAS, the various Declaration of Protective Covenants, Conditions and Restrictions for Crystal Downs Subdivision were recorded April 12, 2024 in Book 1325 at Page 4484 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 Crystal Downs 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 paragraph 24 to the 'General Provisions' as follows:

24. No vehicle used or capable of being used as a means of transportation or recreation, overland water or air shall be permitted to park on the street, common area, lot or area other than those specifically designated for parking, such as driveways, garages, parking pads, carports, or any other area is approved by the declaring, it's successors and assigned, or the association. Upon notice of a violation of this provision, and a reasonable opportunity to remedy, said violation, declarant, it's successors or assigns, or the association reserve the right to tow the improperly part object at the owners expense. Such expense, Cell constitute a charge against a lot and owners there of, collectible in the same manner as assessment pursuant to article IV of this declaration.

2. Add paragraph 25 to the 'General Provisions' as follows:

25. No dwelling shall be leased for transient, Airbnb, VRBO or hotel purposes, nor may any owner lease less than owner's entire dwelling. Owner shall have no more than two leases within a calendar year. Any lease must be in writing and provide that the terms of the lease and occupancy of dwelling shall be subject in all respect to the provisions of this declaration and the bylaws and article incorporation, and that failure by any lease to comply, with terms of such documents shall be in default of such lease. No shorter term subleasing shall be permitted by a tenant to circumvent the 6 month lease restriction. This prohibition specifically includes rentals advertised through Airbnb, VRBO, Homeaway, or other similar hotel-like arrangements.

Hilton

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.

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

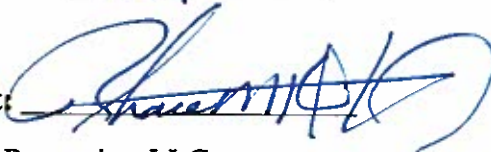
Therefore, the above are annexed into the Declaration's and become a part thereof.

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:



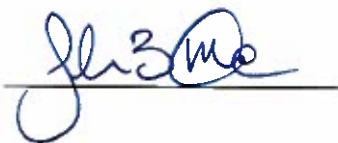
Declarant:



Knowlton Properties, LLC

By: Richard M. Knowlton, Member

Witness:

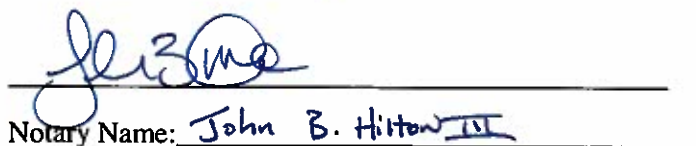


STATE OF SOUTH CAROLINA

COUNTY OF SUMTER

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.


Notary Name: John B. Hilton III

Notary Public for South Carolina

My Commission Expires: 12-15-33

