



STATE OF SOUTH CAROLINA

**AMENDMENT TO THE DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS
HUNTER'S CROSSING**

COUNTY OF SUMTER

Cross Reference Declarations:

Declarations Recorded in:

Deed Book 1017 at Page 1681
Deed Book 1033 at Page 1539
Deed Book 1047 at Page 1610
Deed Book 1059 at Page 1928
Deed Book 1073 at Page 309
Deed Book 1086 at Page 1328
Deed Book 1094 at Page 2264
Deed Book 1113 at Page 3448
Deed Book 1141 at Page 2639
Deed Book 1207 at Page 978
Deed Book 1059 at Page 1947
Deed Book 1059 at Page 1967
Deed Book 1059 at Page 1980
Deed Book 1261 at Page 5018
Deed Book 1330 at Page 697

Cross Reference Plat:

Plat Book 2019 at Page 150

WHEREAS, the various Declaration of Protective Covenants, Conditions and Restrictions for Hunter's Crossing Subdivision were recorded in the Office of the Register of Deeds for Sumter County on February 23, 2006 in Deed Book 1017 at Page 1681; on June 26, 2006 in Deed Book 1033 at Page 1539; on October 3, 2006 in Deed Book 1047 at Page 1610; on January 4, 2007 in Deed Book 1059 at Page 1928; on April 10, 2007 in Deed Book 1073 at Page 309; and July 16, 2007 in Deed Book 1086 at Page 1328; on October 30, 2007 in Deed Book 1094 at Page 2264; on October 15, 2008 in Deed Book 1113 at Page 3448; on July 8, 2010 in Deed Book 1141 at Page 2639; and on December 9, 2014 in Deed Book 1207 at Page 978; (as amended and supplemented The "**Declaration**"); and

WHEREAS, amendments to certain Declarations above were recorded in the Office of the Register of Deeds for Sumter County on January 4, 2007 in Deed Book Deed Book 1059 at Page 1980, Deed Book 1059 at Page 1967, and Deed Book 1059 at Page 1947; and on November 6, 2019 in Deed Book 1261 at Page 5018; and on August 7, 2024 in Deed Book 1330 at Page 697; and as such other amendments may exist (collectively "**the Amendments**"); and

WHEREAS, the Declarations provide that they may be amended at any time by the Declarant, without the consent or approval of any lot or other property owner, until Declarant no longer owns property within Hunters Crossing Subdivision, including additions or extensions thereto; and

WHEREAS, Declarant certifies that it owns at least one lot in Hunter's Crossing 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, charges and liens hereafter set forth which shall run with the title to the land and all Lots therein which shall be binding upon all Owners thereof.

1. Add paragraph 33 to Article VI as follows:

No vehicle or object capable of being used as a means of transportation or recreation over land, water or air shall be permitted to park on any street, common area, or lot, or area other than those specifically designated for parking, such as driveways, garages, parking pads, carports, or any other areas approved by the Declarant, its successors and assigns, or the Association. Upon notice of a violation of this provision, and a reasonable opportunity to remedy that violation, Declarant, its successors or assigns, or the Association, reserve and explicitly enumerate the right to tow the improperly parked object at the owners expense. Such an expense shall constitute to charge against the lot and owner(s) thereof, collectible in the same manner as Assessments, pursuant to the Covenants, Conditions of Hunter's Crossing.

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 19 day of Sept 2025.

SIGNED, SEALED AND DELIVERED


DECLARANT:

In the presence of:

Pinnacle Properties of Sumter, LLC

BY: 

Tyler B. Dunlap, Jr., Member



Witness



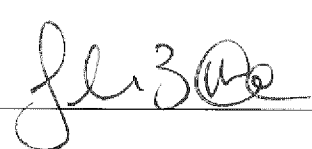
(Notary Acknowledgement on following page)

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 19 day of Sept, 2025.



Notary Name: John B. Hilton III

Notary Public for South Carolina

My Commission Expires: 12-15-33

