

STATE OF SOUTH CAROLINA

COUNTY OF SUMTER

**AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS & RESTRICTIONS
STILLPOINTE SUBDIVISION**

Cross Reference Declarations:

Declarations Recorded in:
Book 1270 and Page 5556

Cross Reference Plat:

Plat Book 2019 at Page 80

WHEREAS, the various Declaration of Protective Covenants, Conditions and Restrictions for Stillpointe Subdivision were recorded in the Office of the Register of Deeds for Sumter County on July 13, 2020 in Book 1270 and Page 5556, with such additional and/or other unmentioned amendments as they may exist.

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 Stillpointe Subdivision, including additions or extensions thereto; and

WHEREAS, Declarant certifies that it owns at least one lot in Stillpointe 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 12.23 - "Leasing Restrictions" to Article XII as follows:

Leasing Restriction- General Single Family Residential Lots, and the structures thereon, 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. Additionally, a lease may not be executed in counterparts with multiple individual tenants, nor may the property be sub-let to individual tenants, rented by bedrooms or leased to multiple tenant at various lease terms in order to circumvent this rule.

This prohibition specifically includes rentals advertised through Airbnb, VRBO, Homeaway, or other similar hotel-like arrangements.

Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board of Directors prior to the execution of the lease.

2. Add paragraph (h) to Article XII- paragraph "12.3 – Vehicles." as follows:

No vehicle 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, lot or any area not specifically designated for parking such as driveways, garages, parking pads, and carports or other areas approved by the Declarant, a successor, or assigns for the Association. Upon notice of a violation, this provision and reasonable opportunity to remedy this violation, the Declarant, its successors and assigns, and the association reserve the right to tow the object at the owners expense. Such an expense shall constitute a charge against the lot and owners thereof, collectible in the same manner as assessments, pursuant to the Covenants, Conditions, Restrictions, Easements, Charges and liens for Canopy of Oaks Subdivision.

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 26 day of May 2026.

SIGNED, SEALED AND DELIVERED

DECLARANT:

Oakland Developers LLC

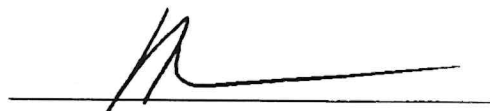
By:

Richard M. Knowlton, Member

In the presence of:



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

24 day of MAY, 2026.



Notary Name: Herman L. Wescott III

Notary Public for South Carolina

My Commission Expires: 3/14/2029

