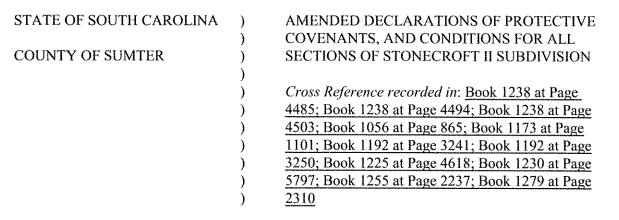
RCA July 9, 2021 12:31:55 PM Rec: \$25.00 Total: \$25.00

VICKI M. MCCARTHY - REGISTER OF DEEDS SUMTER COUNTY

BY: CM



WHEREAS, Meadowcroft, Inc., hereinafter, referred to as the "Declarant" previously executed those certain Declarations of Covenants, Conditions and Restrictions for Stonecroft II Subdivision and it's various sections (hereinafter collectively "declarations") recorded in the Office of the Register of Deeds on November 9, 2017 in Book 1238 at Page 4485; on November 9, 2017 in Book 1238 at Page 4503; on December 8, 2006 in Book 1238 at Page 865; on July 5, 2012 in Book 1173 at Page 1101; on August 23, 2013 in Book 1192 at Page 3241; on August 23, 2013 in Book 1192 at Page 3250; on September 23, 2016 in Book 1225 at Page 4618; on March 10, 2017 in Book 1230 at Page 5797; on May 10, 2019 in Book 1255 at Page 2237; on January 14, 2021 in Book 1279 at Page 2310 (as amended and supplemented "the declarations"); and

WHEREAS, the Declarant's intent was and remains to bind all properties within the Stonecroft II Subdivision to the same restrictive covenants; and

WHEREAS, the Declarant, in conjunction with Stonecroft Homeowners Association of Sumter Inc., does desire to supplement and amend the above referenced restrictive covenants; and

WHEREAS, pursuant to the bylaws of Stonecroft Homeowners Association of Sumter, Inc. filed with the Sumter County Register of Deeds on December 8, 2006 in Book 1056 at Page 874, Article I, Paragraph 2, the Declarant does have sufficient ownership of lots and votes to unilaterally amend these covenants however, pursuant to a vote of the membership of Stonecroft Homeowners Association of Sumter, Inc. at that meeting held on March 15, 2021, the association does join in the amendments outlined herein and consents to the authority of the Declarant to make said amendments as is outlined in the minutes of such meeting.

NOW, THEREFORE, the declarations are amended by this instrument and that the real property described in the declarations, and any additions or amendments thereto, are and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereafter set forth which shall run with the title to the land and all lots therein in which shall be binding on all owners. Further, any and all future amendments to the declarations will be consolidated into one document and apply with equal force to all declarations filed upon all property within the Stonecroft II Subdivision.

The "General Provisions" Article of the above referenced covenants shall be supplemented with the following paragraphs being added to said General Provisions:

- Each lot owner will perform all necessary maintenance, such as cutting grass and 1. shrubbery/hedges, watering, fertilizing, spraying, pruning, and other actions necessary to keep all yards, grass, and shrubbery in a neat, attractive and well maintained state in a manner consistent with a good and accepted landscaping practices. All climbing plants or vegetation of any kind, placed or allowed to remain on any fence, wall or building, shall be maintained by the respective lot owner who must keep the same in a neat and attractive condition. The Homeowner Association Board may enact specific reasonable regulations and enforcement mechanisms with regard to yard maintenance. It shall not be necessary to record any such regulations newly adopted but no owner shall be bound by any newly adopted regulation until given constructive notice thereof and furnished with a copy thereof. Any lots owned by the developer or a licensed residential construction contractor or any unimproved lot that has improvements actively under construction shall be exempt from this provision.
- 2. No vehicle of any kind shall be parked in any front yard, side yard or common area. The Homeowner's Association Board may enact specific, reasonable regulations and enforcement mechanisms with regard to vehicles as outlined herein. It shall not be necessary to record such regulations newly adopted but no owner shall be bound by any newly adopted regulations until given constructive notice thereof and furnished with a copy thereof. Any lots owned by the developer or a licensed residential construction contractor or any unimproved lot that has improvements actively under construction shall be exempt from this provision.

IN WITNESS WHEREOF, Meadowcroft, Inc., with the consent of Stonecroft Homeowners Association of Sumter, Inc., has caused this instrument to be executed by its duly authorized officer this \mathcal{L} day of July, 2021.

SIGNED, SEALED AND DELIVERED in the presence of:

Witness 1

William H. Cont Print Name

Print Name

Meadowcroft, Inc.,

STATE OF SOUTH CAROLINA)	
COUNTY OF SUMTER)	ACKNOWLEDGMENT
I, the undersigned, a Notary before me this day and acknowledg		by certify that Carl J. Croft personally appeared ecution of the foregoing instrument.
Witness my hand and officia	al seal this the	day of July,2021.
Sworn and subscribed before me		12 12 12 12 12 12 12 12 12 12 12 12 12 1
this 2 day of July, 2021.		LIAM H. CRO
Notary Public for South Carolina	2.0	
My Commission Expires: 2-2-	24	Para Noi B