

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

1. Each lot owner will perform all necessary maintenance, such as cutting grass and 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.

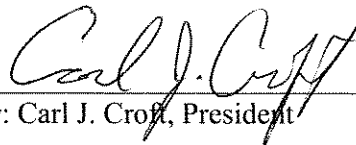
IN WITNESS WHEREOF, Meadowcroft, Inc., with the consent of Stonecroft Homeowners Association of Sumter, Inc., has caused this instrument to be executed by its duly authorized officer this 2 day of July, 2021.

SIGNED, SEALED AND DELIVERED in the presence of:

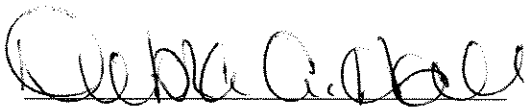


Witness 1
Print Name William H. Croft

Meadowcroft, Inc.,



By: Carl J. Croft, President



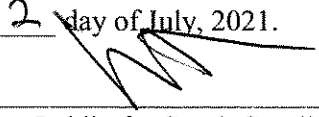
Witness 2
Print Name Debra A. Hall

STATE OF SOUTH CAROLINA)
)
COUNTY OF SUMTER)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public do hereby certify that **Carl J. Croft** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 2 day of July, 2021.

Sworn and subscribed before me
this 2 day of July, 2021.


Notary Public for South Carolina
My Commission Expires: 2-2-22

