

2017023686
AMENDED COVENANTS
RECORDING FEES \$10.00
PRESENTED & RECORDED:
09-18-2017 03:44 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: VIRGINIA DUNN DEPUTY
BK: RB 4682
PG: 1887 - 1890

**1ST AMENDMENT TO THE AMENDED
RESTRICTIONS AND COVENANTS
OF THE
EDISTO LAKE PROPERTY OWNER'S ASSOCIATION, INC.
(Deed Restrictions)**

WHEREAS, the Association is owner of a 200 acre lake more commonly known as Edisto Lake ("Lake"), the street connecting SC Highway 302 to Edisto Lake Subdivision and the roadways surrounding the Lake (the street and roadways hereinafter collectively called "Roadways") such Lake and Roadways are located in Wagener, South Carolina;

WHEREAS, pursuant to the By-Laws of the Association, the Board of Directors of the Association ("Directors") has the authority to publish rules and regulations governing the use of the Lake and Roadways, the consistency and conformity of the lots and homes with in Edisto Lake;

WHEREAS, the Directors desire to Amend the Restrictions and Covenants dated August 24, 1992 and found in Book 705 at Page 201 and as Amended and Restated in the Amended Declaration of Restrictions and Covenants of the Edisto Lake Property Owners Association, Inc. dated June 11, 2014 and found in Book 4510 at Page 259, which incorporate restriction by reference from Deed Book 506 at Page 731 and, as restated in Deed Book 606 at Page 335;

WHEREAS the Restrictions first published in Deed Book 506 at Page 731 and Deed Book 606 at Page 335 includes a restriction against subdividing lots, (Paragraph b.).

WHEREAS in accordance with Paragraph 7 of the Declaration of Restrictions and Covenants of Edisto Lake Property Owners Association, Inc., as amended, said Declaration may be amended from time to time by the Directors as provided in the By-Laws of the Association.

NOW, THEREFORE, in consideration of the premises and the benefits to be derived by the Association and its members, the Directors hereby set up, promulgate and establish the following covenants to be applicable to all property owners within Edisto Lake.

AMENDMENT TO PARAGARPH B. OF DEED RESTRICTIONS:

Deed Book 506 at Page 731, Deed Book 606 at Page 335 (Deed restrictions, Paragraph b.) are amended and incorporated into the Declarations of Restrictions and Covenants of the Edisto Lake Property Owners Association, Inc. as follows:

b. Lots in Edisto Lake shall not be subdivided or reduced in size without the express approval of the Edisto Lake Property Owners Association Board of Directors. Any person owning two or more adjoining Lots may consolidate such Lots into a single building location for the purpose of constructing one (1) residential structure thereon (the plans and specifications therefore being approved as set forth in this Declaration) and such other improvements as are permitted herein; provided, however, any such consolidation must comply with the rules, ordinances and regulations of any governmental authority having jurisdiction over the Properties. In the event of any such consolidation, however, such Owner shall continue to pay assessments on such Lots as if such Lots had not been consolidated and shall be entitled to one vote for each Lot (determined prior to such consolidation) owned by such Owner. Any such consolidation shall give consideration to easements as shown and provided for on the Plat and any required abandonment or relocation of any such easements shall require the prior written approval of the Board of Directors as well as the prior written approval of any utility

company having the right to the use of such easements. Combining of portions of Lots into a single building site is prohibited.

IN WITNESS WHEREOF, the undersigned have executed this Amended Restrictions and Covenants.

EDISTO LAKE PROPERTY OWNERS ASSOCIATION, INC.

By: BOARD OF DIRECTORS

WITNESS:

James C. Pette
Barbara J. Edwards

Jim Edwards
Jim Edwards/President:

Bubba Matheson
Bubba Matheson/Vice President :

John Castine
John Castine/Treasurer:

Terry Hutto
Terry Hutto/Secretary:

Brad Kizer
Brad Kizer/Board Member:
BRL
9-16-17
KYZER

STATE OF SOUTH CAROLINA)
)
COUNTY OF Aiken)

PERSONALLY appeared before me ELPDA Board Members and made an oath that (s)he saw the within named Linda D. Pitts sign, seal and as his act and deed, deliver the within written instrument and that he, with the other witness subscribed above, witnessed the execution thereof.

Jamie C. Pitts
Witness

SWORN to before me this 10th day of September, 2017.

Linda D. Pitts
Notary Public

(SEAL)
My Commission Expires: 08/26/2021