

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

AMENDMENT TO SUPPLEMENTARY
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
PREVIOUSLY RECORDED IN DEED
BOOK 921, PAGE 84, ET SEQ., R.M.C.
OFFICE FOR HORRY COUNTY

This Amendment to the Supplementary Declaration of Covenants, Conditions and Restrictions previously recorded in Deed Book 921, Page 84, et seq., R.M.C. Office for Horry County, made by the Woodlake Homeowners Association, Inc., through the undersigned on this 24th day of September 1997,

WITNESSETH:

WHEREAS, the real property shown on the map of Woodlake, Phase I, which map is recorded in Plat Book 79 at page 4, and the other real property (all other Woodlake phases) as thereafter annexed to said real property in subsequent filings in the office of the Register of Mesnes Conveyance for Horry County, South Carolina, is a residential retirement community named Woodlake Village;

WHEREAS, by Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 921 at page 67 in said office of the Register of Mesnes Conveyance, Woodlake Village was created and certain general covenants, conditions, and restrictions were thereby imposed thereon;

WHEREAS, Woodlake Village Homeowners Association, Inc., was incorporated under the laws of the State of South Carolina, as an eleemosynary corporation, for the purpose of, inter alia, enforcing and/or administering covenants, conditions and restrictions affecting such real property;

WHEREAS, by Supplementary Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 921 at page 84, et seq., R.M.C., Horry County, certain additional restrictions were placed upon Woodlake Village, including that no

person under fifty (50) years of age may be or become a. permanent resident of any residence constructed on a lot unless such person is a spouse of a resident who is over fifty (50) years of age or is an eighteen (18) year old or older child of a resident over fifty (50) years of age;

WHEREAS, as provided in such Supplementary Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 921. at page 87, paragraph 14, of the Horry County R.M.C., said covenants run with th land for a period of twenty-five (25) years from the date the covenants were recorded unless an instrument, signed by a majority of the then owners of the lots shown upon the subdivision map has been recorded in the Office of the Clerk of Court for Horry County, agreeing to change said covenants in whole or in part;

WHEREAS, the age restrictions set forth in the Supplementary Declaration of Covenants, Conditions, and Restrictions do not conform to the Federal Housing for Older Persons Act of 1995, which such Act requires, inter alia,. an age status of fifty-five (55) years for residential retirement communities;

WHEREAS, Woodlake Village Homeowners' Association, Inc., after being duly assembled, resolved and unanimously approved that the Association would seek, by legal means, to amend the Supplementary Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 921 at page 84, et seq., paragraph 11, for the purpose of amending such item to conform and comply with the age status requirement of fifty-five (55) years as stated and provided in the Federal Housing for Older Persons Act of 1995;

WHEREAS, the undersigned, constituting a majority of the owners of the lots shown upon said subdivision map and as thereafter annexed, have agreed to change said item number 11 to conform to the Federal Housing for Older Persons Act of 1995 with an age status of fifty-five (55) and have acknowledged the same by signing below; and

WHEREAS, the undersigned represent that each is an owner of a lot(s) in the referenced property or a duly authorized officer or agent who has authority to bind and does bind a corporation or partnership which is the owner of a lot(s).

NOW, THEREFORE, paragraph 11 of the Supplemental Declaration of Covenants, Conditions and Restrictions previously recorded in Deed Book 921, Page 84, et seq., LMC. Office for Horry County is amended to read as follows:

11. (a) In order to restrict the properties' use as housing intended and operated for persons fifty-five (55) years of age or older, at least one person fifty-five (55) years of age or older must occupy each unit and state and certify as to the same. In order to ensure that, at all times, at least eighty percent of residences at Woodlake Village are occupied by at least one person fifty-five (55) years of age or older, no person may become a resident of a residence constructed upon a lot unless at least one (1) other resident of the same residence has attained the age of fifty-five (55) years and no person who has not attained the age of eighteen (18) years may occupy a residence constructed upon a lot. Provided, however, that no person who as of the date of this amendment occupies a residence constructed upon a lot shall be required to move. Further, this amendment incorporates the Housing for Older Persons Act of 1995, and related regulations so as to conform to the same.

IN WITNESS WHEREOF, the undersigned majority owners of Woodlake Village have caused this instrument to be executed as of the day and year first above written.

(Signed by:) Herman H. Hahn
witness

(Signed by:) W. Dalzell
, an owner

(Signed by:) Norman L. Fullerton
Notary witness

(Signed by:) R. Logan Sharah
witness

(Signed by:) Stephen J. St
, an owner

(Signed by:) Norman L. Fullerton
Notary witness

(Signed by:) R. V. Moser
witness

(Signed by:) Joseph E. Flannery
, an owner

(Signed by:) Herman H. Hahn
Notary witness

(Signed by:) R. V. Moser
witness

(Signed by:) Hannah C. Weedon
, an owner

(Signed by:) Herman H. Hahn
Notary witness

(Signed by:) R. V. Moser
witness

(Signed by:) Charles A. Meyer
, an owner

(Signed by:)Herman H. Hahn
Notary witness

(This Document was Filed in Horry County SC on 17 Oct 1997 at 10:36 AM - R.M.C.)