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BILLIE MCLEOD, REGISTER,
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DR Volume 3367 Page 94 - 96

STATE OF SOUTH CAROLINA)
)
) SECOND AMENDMENT OF RESTRICTIVE
) COVENANTS FOR LONGVIEW SUBDIVISION
COUNTY OF KERSHAW) ELGIN, SOUTH CAROLINA

THIS DECLARATION made and published this 20th day of April, 2015, by Claude Campbell Properties, LLC ("Developer"), the owner of the property the property identified as Longview Subdivision in the original covenants recorded in the office of the ROD for Kershaw County in Deed Book 3342 at page 45 on February 24, 2015 ("Original Covenants"). The authority to execute this document was vested in the Developer as specifically set forth therein.

WITNESSETH:

WHEREAS, the original set of Restrictive Covenants for Longview Subdivision was dated February 23, 2015 and recorded in Book 3342, at page 45, and First Amendments thereto dated March 3, 2015 and recorded in Book 3345 at page 32, references being to the office of the Register of Deeds for Kershaw County; and,

WHEREAS, the Developer desires to amend the Original Covenants for the imposition of additional developmental and clearing setbacks along Wildwood Lane and Smyrna Road;

NOW, THEREFORE, for and in consideration of the premises and the benefits to be derived by the current owners and each and every subsequent owner of any of the parcels encumbered hereby, the Original Covenants are hereby amended to reflect the following changes which will apply to all of the property subject to the restrictions and to all persons owning said parcels lying adjacent to Smyrna Road or Wildwood Lane, or any of them hereafter:

1. The Developer hereby creates an additional setback for purposes of restricting the clearing of trees and brush undergrowth for a distance of ten (10') feet inside property/lot boundary lines adjoining either Smyrna Road or Wildwood Lane. Express written authorization must be obtained by the Homeowner's Association Board prior to the cutting of any trees or clearing of any brush in this area. Further, no fence shall be erected closer than ten (10') feet to the lot lines bordering on these two named roads. The Developer reserves the right, and may delegate such authority to any agent acting on behalf of the Developer, to plant additional trees and understory plants as deemed appropriate in its sole discretion. Once completed the Association shall maintain the trees and bushes and replace, as necessary, any dying or dead plantings.

026568

BRIDGE, ROYALL & SHEEHAN
Attorneys At Law
Columbia, South Carolina 29202
L-32

IN WITNESS WHEREOF, the undersigned Declarant, through its authorized officer, has duly executed this Amendment of Restrictive Covenants the date written above.

IN THE PRESENCE OF:

Ryan Hunter
Witness #1

Claude Campbell Properties, LLC

[Signature]
Witness #2

By: Charles S. Ives
Its: Manager Charles S. Ives

STATE OF SOUTH CAROLINA)
COUNTY OF KERSHAW) ACKNOWLEDGMENT

I, William B. Coys, Notary Public for the State of South Carolina, do hereby certify that Claude Campbell Properties, LLC, by and through Charles S. Ives, Its Manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn to before me
this 20th day of April, 2015.

[Signature]
Notary Public for South Carolina
My Commission Expires:
3/10/24

LENDER CONSENT AND SUBORDINATION

Wells Fargo Bank, National Association ("Lender") holds a lien on certain lots contained in Longview Subdivision North and West (the "Mortgaged Property") by virtue of that Real Estate Mortgage by and between Carolinas Homebuilder, LLC, as Mortgagor, and Lender recorded in Book 3348 at page 304 of the office of the ROD for Kershaw County (the "Mortgage"). Lender, for itself and its successors and assigns, evidences its consent to the terms and provisions of this Amendment and to evidence its agreement that its lien shall be subordinate to the conditions hereof and that any foreclosure of the lien affecting all or any part of the Mortgage Property, whether such lien exists or is created in the future, or any conveyance in lieu of such foreclosure, shall not extinguish, terminate, cut off, alter or otherwise affect the provisions set forth herein, which shall continue unabated, in full force and effect.

Suzanne Pecore

Wells Fargo Bank, National Association

By: Darci L. Morris
Name: Darci L. Morris
Its: VICE PRESIDENT

Daniell [Signature]

STATE OF ^{North Carolina} ~~SOUTH CAROLINA~~)
COUNTY OF Mecklenburg)

ACKNOWLEDGMENT

I, E Gwendolyn Polk, Notary Public for the State of ^{North} ~~South~~ Carolina, do hereby certify that Wells Fargo Bank, National Association by and through Darci L. Morris, its V.P., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn to before me this 20th day of April, 2015.

E Gwendolyn Polk
Notary Public for South Carolina
My Commission Expires: 2-22-2019

E Gwendolyn Polk
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires February 22, 2019