

Florence County Recording Page



Florence Clerk of Court
Doris Poulos O'Hara
180 North Irby Street MSC-E
Florence, SC 29501
(843) 665-3031



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Please keep this Cover Page with the Original Document
This sheet is now part of this document, please leave attached.

Index Type : **DEEDS**
Type of Instrument : **RESTRICTIVE COVENANTS-DEED**
Type of Transaction: **Deeds**

First GRANTOR

WINDSOR FOREST

First GRANTEE

WINDSOR FOREST

Received From :
CLARKE JOHNSON PETERSON & MCLEAN

Return To :
CLARKE JOHNSON PETERSON & MCLEAN

The attached document including this Cover Page was recorded in the County Recorder's office of
Florence County, South Carolina

Printed on: Friday, May 31, 2019 11:53 am

STATE OF SOUTH CAROLINA

Amendment to Protective Covenants
Windsor Forest – Phase I

COUNTY OF FLORENCE

FILED
2019 MAY 31 AM 11:50
DORIS POULOS O'HARA
CLERK OF COURT
FLORENCE COUNTY, SC

WHEREAS, Windsor Forest, a/k/a Windsor Forest Phase I, as shown on the plat of Windsor Forest made by Engineering Consultants dated May, 1973 and recorded in the Office of the Clerk of Court for Florence County in Plat Book 14 at page 310, is presently subject to the Declaration and Protective Covenants recorded on June 1, 1973 in the Office of the Clerk of Court for Florence County in Deed Book A-137 at page 214;

WHEREAS, paragraph number 1 in the above referenced Protective Covenants governs the term of the covenants and the authority to amend the covenants by the following language:

"These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-one (21) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five (5) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part."

WHEREAS, pursuant to the above quoted language, the said Protective Covenants are still in full force and effect, but, effective June 1, 2019, the 46th anniversary of said covenants, are subject to being amended by the recording of a document signed by a majority of the then owners of the lots agreeing to change said covenants;

WHEREAS, as shown by the signatures of the current owners of Seventy-three(73) lots located in of Windsor Forest, a/k/a Windsor Forest Phase I, which represent more than fifty (50%) of the owners of the Seventy-three (73) lots in the first phase of Windsor Forest, the majority of said owners hereby agree to change the Declaration and Protective Covenants applicable to Windsor Forest, a/k/a Windsor Forest Phase I, to read in their entirety as set forth on Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Carolyn D. Griffin, a/k/a C. Ariail D. Griffin, the present owner of Florence County Tax Parcel 90006-02-007 located at 2517 Hoffmeyer Road; and Ashish Shankar and Parameswaran Shankar, the present owners of Florence County Tax Parcel 90006-02-009 located at 2516 W. Andover Road have agreed to make their properties subject to the protective restrictions and covenants set out verbatim in Exhibit "A" hereto;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned owners of 42 of the 73 lots in the first phase of Windsor Forest, which constitute more than fifty (50%) of the owners of the lots in the first phase of Windsor Forest, and Carolyn D. Griffin, a/k/a C. Ariail D. Griffin, and Ashish Shankar and Parameswaran Shankar hereby approve and adopt the protective restrictions and covenants set out verbatim in Exhibit "A" hereto and said Declaration and Protective Covenants shall

apply, cover and govern the use and occupancy of all of the lots of land shown on the aforementioned plat, and each of which, when sold, shall be subject to and be binding upon all persons owning or purchasing said property, their heirs, successors and assigns. For indexing and record purposes, the properties covered by said Protective Covenants and Restrictions shall be the parcels set forth in detail on Exhibit "B" hereto, said individually listed properties being all properties shown on the plat recorded in the Office of the Clerk of Court for Florence County in Plat Book 14 at page 310.

**Signature Pages Executed by the Current Owners of forty-two (42) of
the Seventy-three (73) Lots Located in the first phase of Windsor
Forest are attached hereto on the following 41 Pages**

Signature Page for
2558 W. Edgefield Rd.
MBP #01221-01-030
Windsor Forest Lot 1-B
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 21 day of May, 2019.

Robert W. Griffin
Witness

Karen C. Jordan
Karen C. Jordan

JoAnn Griffin
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

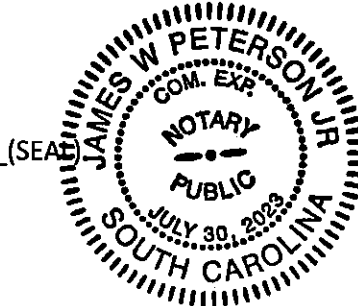
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 23rd

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires. 7-30-2023



Signature Page for
2542 W. Edgefield Rd.
MBP #01221-01-058
Windsor Forest Lt 4-B
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 14 day of May, 2019.

Michelle Sheehy
Witness

Ronald A. Byberg
Ronald A. Byberg

Robert W. Griffin
Witness

Christine N. Byberg
Christine N. Byberg

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

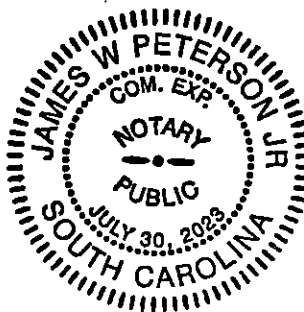
Robert W. Griffin

SWORN to before me this 23rd

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



Signature Page for
2545 W. Newcastle Rd.
MBP #01221-01-011
Windsor Forest Lot 5-B
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 15 day of MAY, 2019.

[Signature]
Witness

[Signature]
Robert Ammirati

[Signature]
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

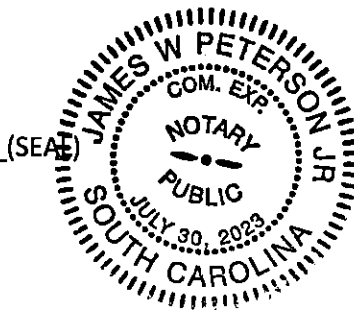
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

[Signature]

SWORN to before me this 23rd
day of MAY, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2549 W. Newcastle Rd.
MBP #01221-01-017
Windsor Forest Lot 6-B
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 16 day of MAY, 2019.

[Signature]
Witness
[Signature]
Elliot D. Roach

[Signature]
Witness
[Signature]
Chasey R. Roach

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

[Signature]

SWORN to before me this 23rd

day of MAY, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2553 W. Keswick Rd.
MBP #01221-01-071
Windsor Forest Lot 15-B
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 30th day of May, 2019.

[Signature]
Witness

[Signature]
Bipin S. Patel

[Signature]
Witness

[Signature]
Nayana Patel

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

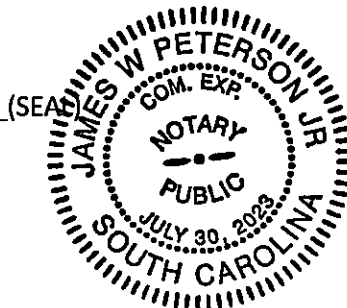
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

[Signature]

SWORN to before me this 30th
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

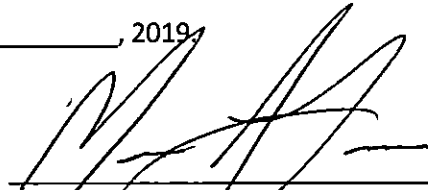


Signature Page for
2549 W. Keswick Rd.
MBP #01221-01-037
Windsor Forest Lt 14-B
On Amendments to Protective Covenants
Windsor Forest – Phase I

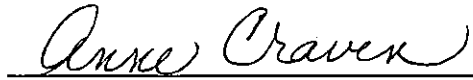
Witness our hand(s) and seal(s) this _____ day of _____, 2019.



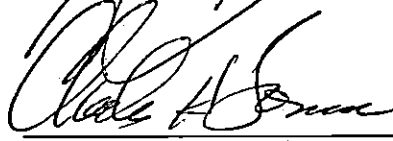
Witness



Marcia A. Sommer



Witness



Charles H. Sommer

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

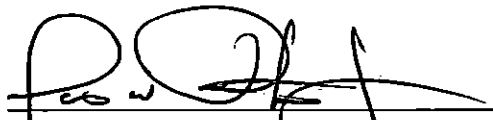
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.



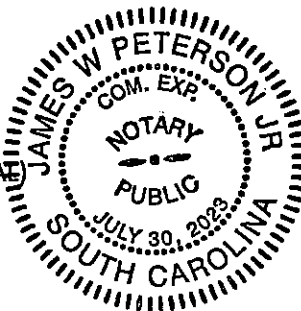
SWORN to before me this 28th

day of May, 2019



Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



Signature Page for
2548 W. Keswick Rd.
MBP #01221-01-035
Windsor Forest Lt 19-B
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 17th day of May, 2019.

Dans Craven
Witness

Samuel Ross Huggins
Samuel Ross Huggins

Anne Craven
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

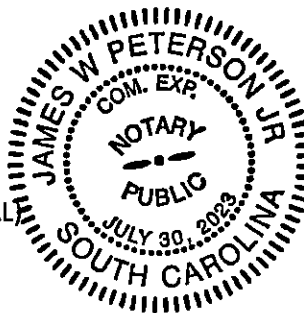
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Dans Craven

SWORN to before me this 28th
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



Signature Page for
2542 W. Keswick Rd.
MBP #01221-01-012
Windsor Forest L 20-B
On Amendments to Protective Covenants

Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 17th day of May, 2019.

Anne Craven
Witness

John C. Rivers
John C. Rivers

John C. Rivers
Witness

Loretta T. Rivers
Loretta T. Rivers

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

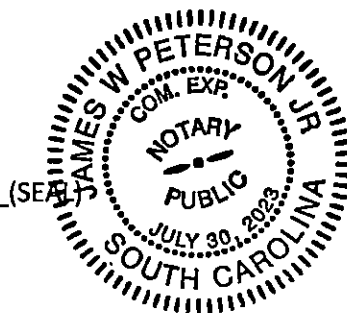
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Anne Craven

SWORN to before me this 28th

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 2-30-2023



Signature Page for
2555 W. Andover Rd.
MBP #01221-01-087
Windsor Forest Lot 23B
On Amendments to Protective Covenants

Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 20th day of May, 2019.

Frank N. Dain
Witness

[Signature]
Witness

[Signature]
John C. Cholkas

Tommy C.
Tommy C. Cholkas

[Signature]
Angelo C. Cholkas

Voula K. Cholkas
Voula K. Cholkas

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

SWORN to before me this 28th

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2561 W. Edgefield Rd.
MBP #01221-01-029
Windsor Forest Lot 1-C
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 15th day of May, 2019.

Michele Sheehy
Witness

Byron C. Yahnis, Jr.
Byron C. Yahnis, Jr.

Robert W. Griffin
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

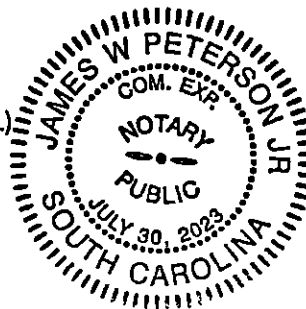
Robert W. Griffin

SWORN to before me this 23rd

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



Signature Page for
2555 W. Edgefield Rd.
MBP #01221-01-045
Windsor Forest Lt 2-C
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 15th day of May, 2019.

Mechilene Shueky
Witness

Carolyn R. Holcomb
Carolyn R. Holcomb

Robert W. Griffin
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

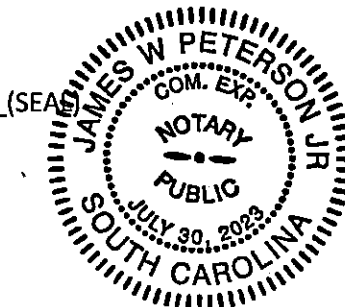
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 23rd

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2549 W. Edgefield Rd.
MBP #01221-01-036
Windsor Forest Lot 3-C
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 15 day of May, 2019.

Nicholas Sheehy
Witness

Angelo Stabolitis
Angelo Stabolitis

Robert W. Griffin
Witness

Voula L. Stabolitis - (Deceased)

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

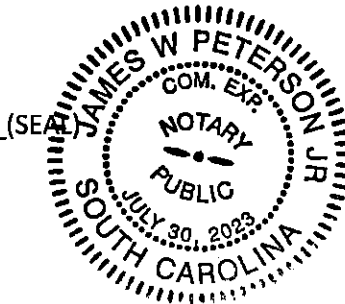
PROBATE

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Robert W. Griffin

SWORN to before me this 23rd
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires 7-30-2023



Signature Page for
2545 W. Edgefield Rd.
MBP #01221-01-046
Windsor Forest Lot 4-C
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 14th day of May, 2019.

Joann Griffin
Witness

Robert S. Hall
Robert S. Hall

Robert W. Griffin
Witness

Rebecca L. Hall
Rebecca L. Hall

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 23rd
day of May, 2019

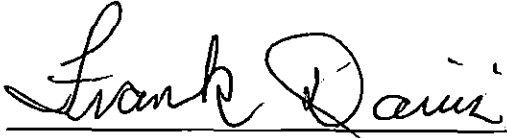
[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

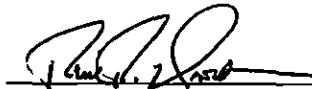
(SEAL)



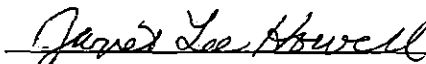
Signature Page for
2531 Hoffmeyer Rd.
MBP #01221-01-014
Windsor For Pt Lot 2-D
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 21st day of May, 2019.


Witness


Richard R. Howell

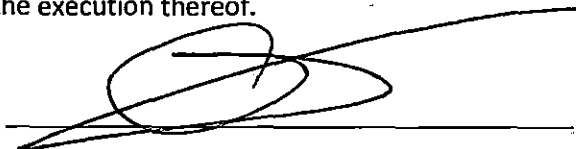

Witness


Janet Lee Howell

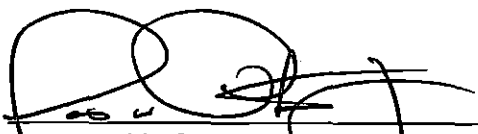
STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

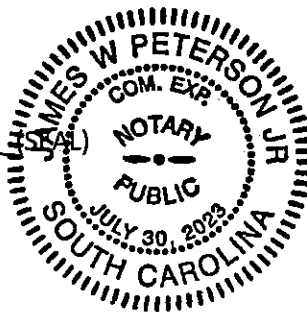
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.



SWORN to before me this 28th
day of May, 2019


Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2520 W. Andover Rd.
MBP #01221-01-105
Windsor Forest Lot 3-D
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 30 day of May, 2019.

Robert W. Griffin
Witness

Josephine Hean Killham
Josephine Hean Killham

Michelle Sheehy
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

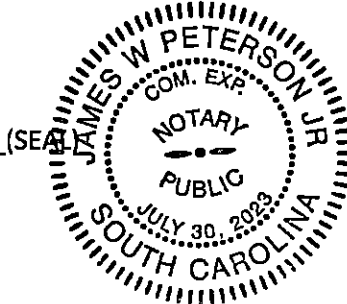
PROBATE

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Robert W. Griffin

SWORN to before me this 30th
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2528 W. Andover Rd.
MBP #01221-01-101
Windsor For Pt Lot 4 & 5D
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 23 day of May, 2019.

Kathleen M. Frucan
Witness

Leonard P. Rogers KEVIN JOSEPH ALMERS

L. M. Frucan
Witness

JENNIFER R. ALMERS
Sandra L. Rogers

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

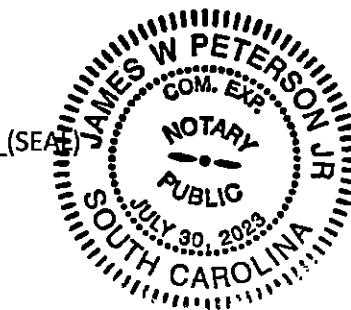
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

L. M. Frucan

SWORN to before me this 24th

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2525 W. Andover Rd.
MBP #01221-01-004
Windsor Forest Lot 2-E
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 30 day of May, 2019.

[Signature]
Witness

[Signature]
F. Wayne Sarvis

[Signature]
Witness

[Signature]
Ouida S. Sarvis

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

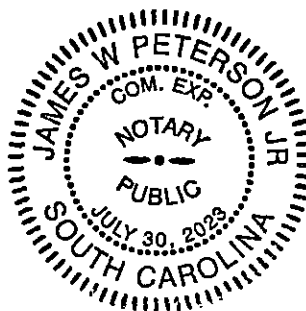
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

[Signature]

SWORN to before me this 30th

day of May, 2019

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2519 W. Andover Rd.
MBP #01221-01-039

Windsor Forest Lot 3-E
On Amendments to Protective Covenants

Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 23 day of May, 2019.

Kathleen M. Truono
Witness

J. Francis Poole
Francis Poole

J. M. Truono
Witness

Jane B. Poole
Jane B. Poole

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

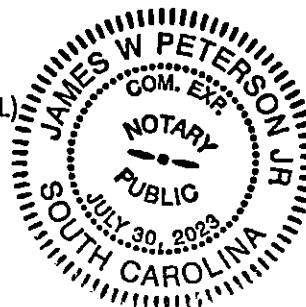
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

J. M. Truono

SWORN to before me this 24th
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



Signature Page for
2518 W. Keswick Rd.
MBP #01221-01-028
Windsor Forest Lot 4-E
On Amendments to Protective Covenants

Windsor Forest – Phase I

Witness our hand(s) and seal(s) this th 25 day of May, 2019.

[Signature]
Witness

M. Lane Craven
M. Lane Craven

[Signature]
Witness

Anne S. Craven
Anne S. Craven

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

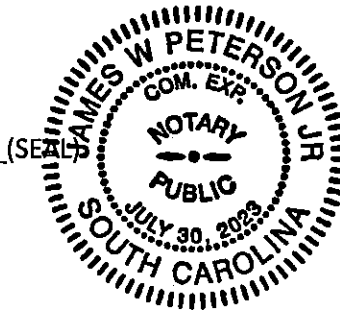
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

[Signature]

SWORN to before me this 28th
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2534 W. Keswick Rd.
MBP #01221-01-161
Keswick & Wiltshire
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 15th day of May, 2019.

Anne Craven
Witness

Jonelle J. Harrison Revocable Trust
By: Jonelle J. Harrison
Jonelle J. Harrison

Jon Crave
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

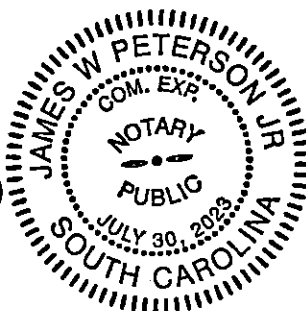
Jon Crave

SWORN to before me this 28th

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



Signature Page for
2535 W. Keswick Rd.
MBP #01221-01-072
Windsor Forest Lt 5-F
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 15th day of May, 2019.

Anne Craven
Witness

Earl Wayne Freeman Jr
Earl Wayne Freeman

Katy Freeman
Witness

Katy Freeman
Katy Freeman

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

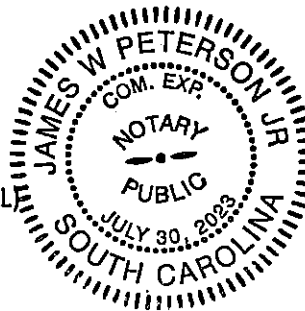
Katy Freeman

SWORN to before me this 28th

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



Signature Page for
2530 W. Keswick Rd.
MBP #01221-01-016
Windsor Forest Lot 6-E
On Amendments to Protective Covenants

Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 18th day of May, 2019.

[Signature]
Witness

[Signature]
Walter A. Parker

[Signature]
Witness

[Signature]
Allison W. Parker

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

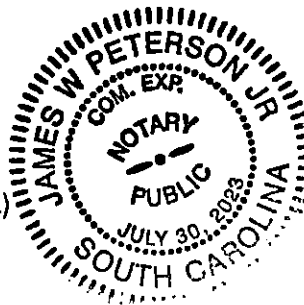
[Signature]

SWORN to before me this 28th

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



Signature Page for
2519 W. Keswick Rd.
MBP #01221-01-026
Windsor Forest Lot 8-F
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 18th day of May, 2019.

[Signature]
Witness

[Signature]
W.S. Ames

[Signature]
Witness

[Signature]
Fielding S. Ames

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

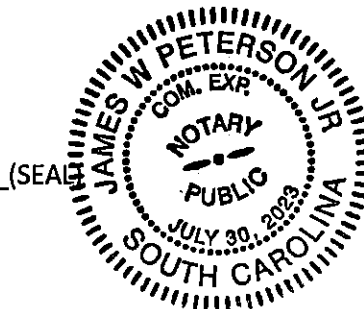
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

[Signature]

SWORN to before me this 28th
day of May, 2019

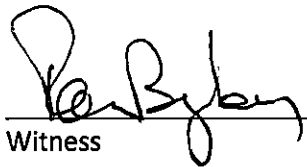
[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



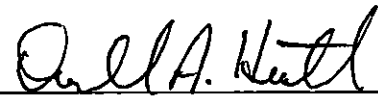
Signature Page for
2530 W. Newcastle Rd.
MBP #01221-01-021
Windsor Forest Lot 3-F
On Amendments to Protective Covenants

Windsor Forest – Phase I

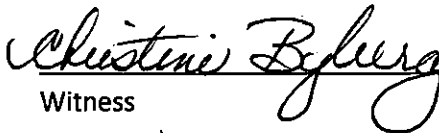
Witness our hand(s) and seal(s) this 28 day of MAY, 2019.



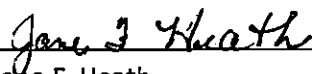
Witness



Donald A. Heath



Witness

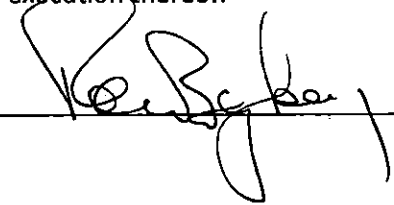


Jane F. Heath

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

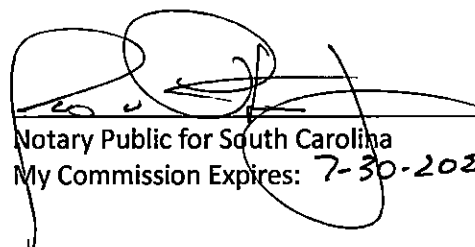
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.



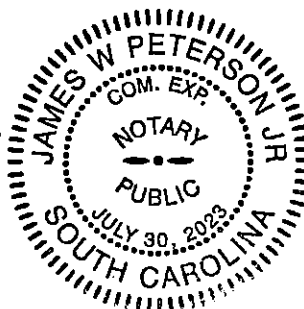
SWORN to before me this 30th

day of MAY, 2019



Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



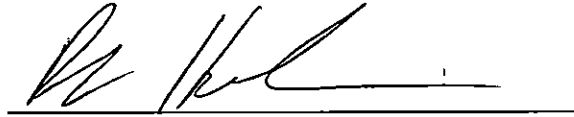
Signature Page for
2534 W. Newcastle Rd.
MBP #01221-01-068
Windsor Forest Lot 4-F
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 21 day of May, 2019.


Witness


Steven McDonnell Halus

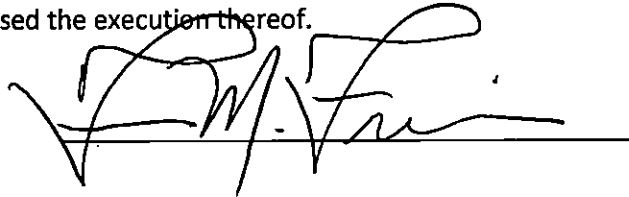

Witness


Robin Elaine Halus

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

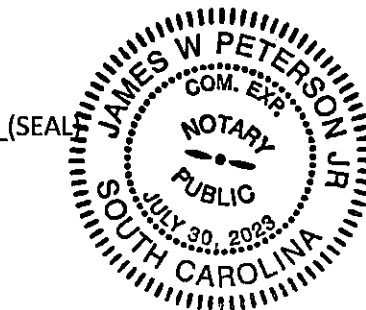
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.



SWORN to before me this 23rd
day of May, 2019


Notary Public for South Carolina
My Commission Expires: 7-30 2023



Signature Page for
2530 W. Edgefield Rd.
MBP #01221-01-056
Windsor Forest Lot 2-G
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 18th day of May, 2019.

Mickelene Pheegy
Witness

Timothy Keith Ervin
Timothy Keith Ervin

Robert W. Griffin
Witness

Leslie Hyler Ervin
Leslie Hyler Ervin

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

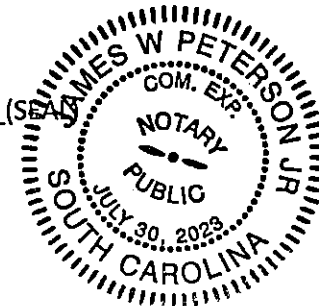
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 23rd
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2524 W. Edgefield Rd.
MBP #01221-01-038
Windsor Forest Lot 3-G
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 16th day of May, 2019.

Jo Ann Griffin
Witness

Gloria H. Pusser
Gloria H. Pusser

Robert W. Griffin
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

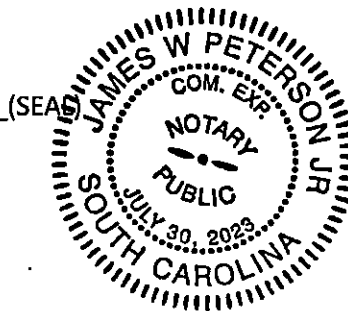
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 23rd
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2518 W. Edgefield Rd. – Vacant Lot
MBP #01221-01-055
Windsor Forest Lt 4-G
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 20th day of May 2019.

Robert W. Griffin
Witness

Andelaw LLC
ANDELAU, LLC

Jo Ann Griffin
Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

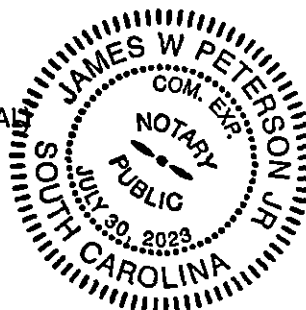
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 23rd
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



Signature Page for
2512 W. Edgefield Rd.
MBP #01221-01-054
Windsor Forest Lot 5-G
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 20th day of May, 2019.

Robert W. Griffin
Witness

James L. Anderson
James L. Anderson

JoAnn Griffin
Witness

Elizabeth C. Anderson
Elizabeth C. Anderson

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 23rd
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2508 W. Edgefield Rd.
MBP #01221-01-053
Windsor Forest Lt 6-G
On Amendments to Protective Covenants

Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 18th day of May, 2019.

Robert W. Guffin
Witness

Danny Laverne Poston, Jr.
Danny Laverne Poston, Jr.

Michele Sheehy
Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

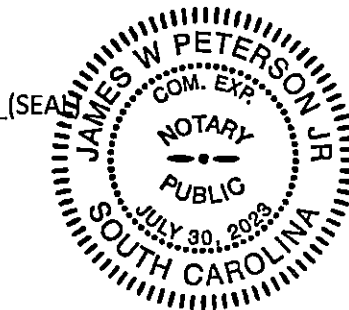
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Guffin

SWORN to before me this 23rd

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2535 W. Newcastle Rd.
MBP #01221-01-034
Windsor Forest Lot 8-G
On Amendments to Protective Covenants

Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 17 day of May, 2019.

Robert M. Fricano
Witness

Maree W. Parrott Cherry
Maree W. Parrott Cherry

R. M. Fricano
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

R. M. Fricano

SWORN to before me this 23rd

day of MAY, 2019

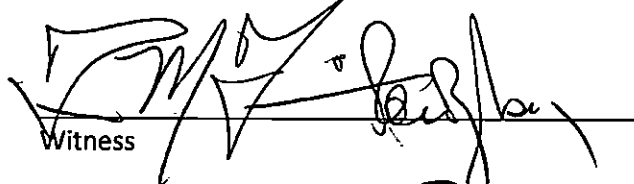
[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30 2023

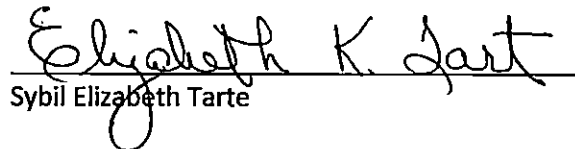


Signature Page for
2531 W. Newcastle Rd.
MBP #01221-01-005
Windsor Forest Lt 9-G
On Amendments to Protective Covenants

Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 16th day of MAY, 2019.


Witness

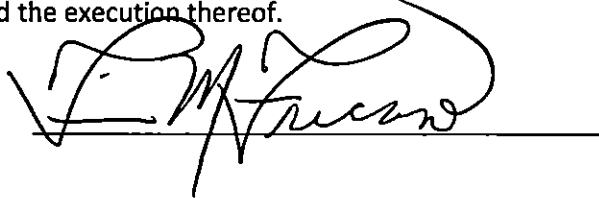

Sybil Elizabeth Tarte


Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

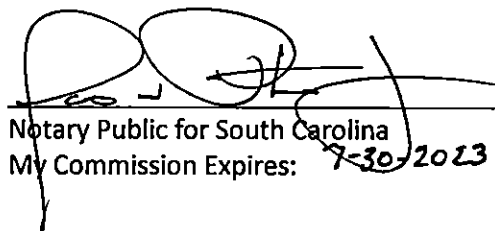
PROBATE

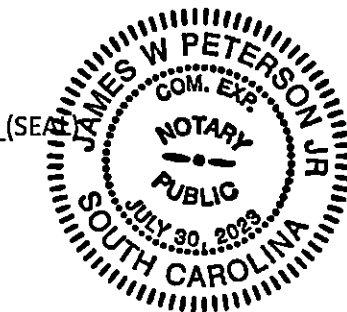
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.



SWORN to before me this 23rd

day of MAY, 2019


Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2513 W. Newcastle Rd.
MBP #01221-01-008
Windsor Forest Lot 12-G
On Amendments to Protective Covenants

Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 21 day of May, 2019.

Matthew M. Frisco
Witness

Fredrick Bankum LLC
Bedrock Properties, LLC

[Signature]
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

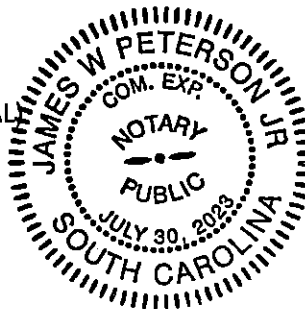
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

[Signature]

SWORN to before me this 23rd
day of May, 2019

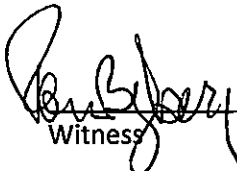
[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)

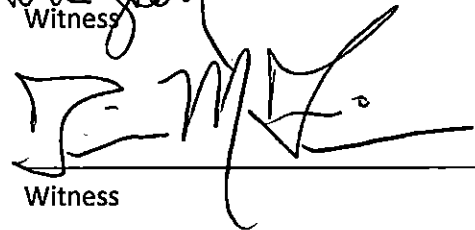


Signature Page for
2509 W. Newcastle Rd.
MBP #01221-01-032
Windsor Forest Lot 13-G
On Amendments to Protective Covenants
Windsor Forest – Phase I

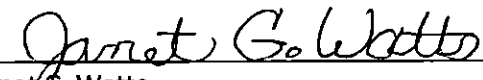
Witness our hand(s) and seal(s) this 16 day of May, 2019.



Witness



Witness

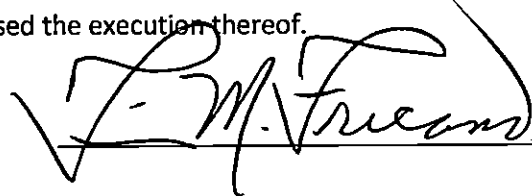


Janet G. Watts

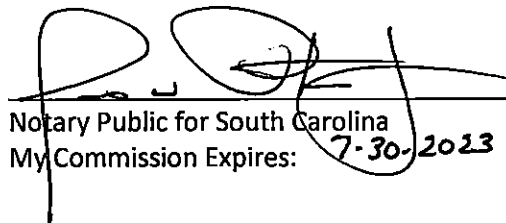
STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

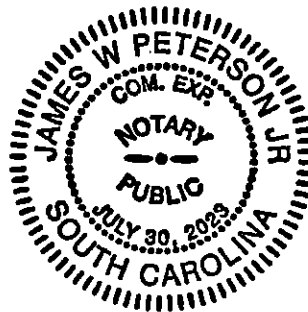


SWORN to before me this 23rd
day of MAY, 2019



Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)

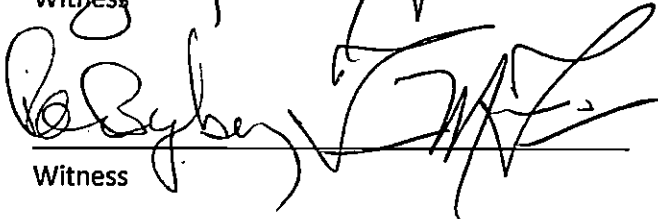


Signature Page for
2505 W. Newcastle Rd.
MBP #01221-01-041
Windsor Forest Lot 14-G
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 16 day of MAY, 2019.


Witness


Donald R. Brown

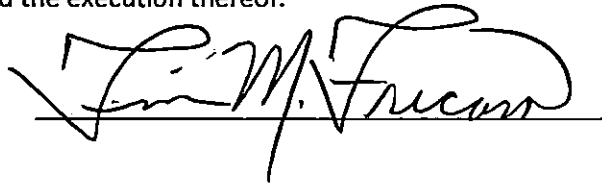

Witness


Joan G. Brown

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

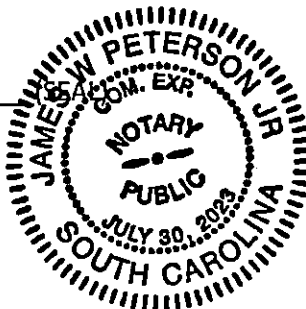
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.



SWORN to before me this 23rd

day of MAY, 2019


Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2535 W. Edgefield Rd.
MBP #01221-01-047
Windsor Forest Lot 1-H
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 14th day of May, 2019.

Jo Ann Griffin
Witness

Thomas J. Sheehy
Thomas J. Sheehy

Robert W. Griffin
Witness

Micheline Sheehy
Micheline Sheehy

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

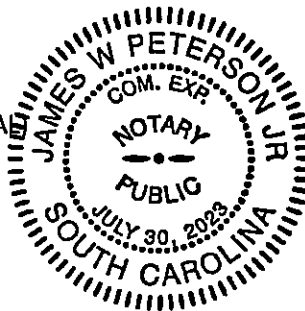
Robert W. Griffin

SWORN to before me this 23rd

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



Signature Page for
2531 W. Edgefield Rd.
MBP #01221-01-048
Windsor Forest Lts 2 & 3H
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 14th day of May, 2019.

Nicheline Pheasant
Witness

Robert Wayne Griffin
Robert Wayne Griffin

Theresa S. Ly
Witness

Joanna H. Griffin
Joanna H. Griffin

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

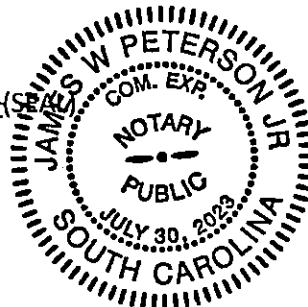
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 23rd
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2519 W. Edgefield Rd.
MBP #01221-01-050
Windsor Forest Lot 4-H
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 14 day of May, 2019.

Robert W. Griffin
Witness

Lee Odell Byrd
Lee Odell Byrd

Michelle Sherby
Witness

Annette Byrd
Annette Byrd

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

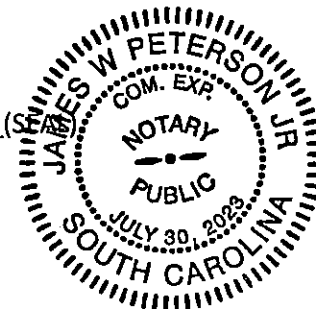
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 23rd
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2513 W. Edgefield Rd.
MBP #01221-01-010
Windsor Forest Lot 5-H
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 18th day of May, 2019.

Robert W. Griffin
Witness

Linda G. Munn
Linda G. Munn

Jo Ann Griffin
Witness

Hoyt W. Munn
Hoyt W. Munn

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 23rd
day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2509 W. Edgefield Rd.
MBP #01221-01-051
Windsor Forest Lt 6-14
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 29 day of May, 2019.

Madeleine Sheehy
Witness

Nick Paul Kremidas
Nick Paul Kremidas

Robert W. Griffin
Witness

Lauren S. Kremidas
Lauren S. Kremidas

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

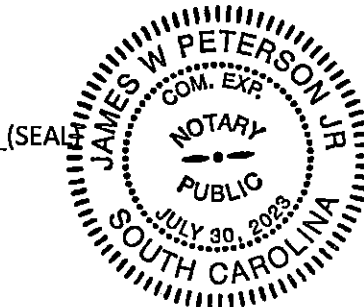
PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 30th

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2503 W. Edgefield Rd.
MBP #01221-01-052
Windsor Forest Lot 7-H
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 21st day of May, 2019.

Robert W. Griffin
Witness

Anthony Mantone
Anthony Mantone

Jo Ann Griffin
Witness

Deborah R. Mantone
Deborah R. Mantone

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

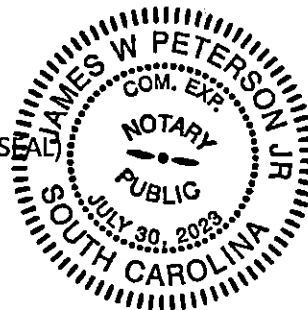
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Robert W. Griffin

SWORN to before me this 23rd

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023



Signature Page for
2517 Hoffmeyer Rd.
MBP #90006-02-007
Hoffmeyer Rd.
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 24th day of May, 2019.

Robert W. Griffin
Witness

Carolyn D. Griffin / C. Ariail D. Griffin
Carolyn D. Griffin a/k/a C. Ariail D. Griffin

JoAnn Griffin
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

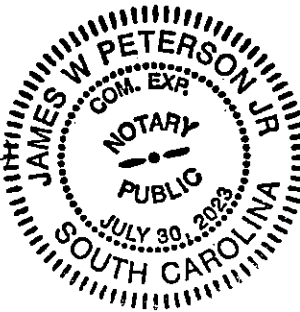
Robert W. Griffin

SWORN to before me this 30th

day of May, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



Signature Page for
2516 W. Andover Rd.
MBP #90006-02-009
Andover Rd.
On Amendments to Protective Covenants
Windsor Forest – Phase I

Witness our hand(s) and seal(s) this 24 day of May, 2019.

Robert W. Griffin
Witness

Ashish Shankar
Ashish Shankar

JoAnn Griffin
Witness

Parameswaran Bhuvaha
Parameswaran Bhuvaha

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Property Owner(s) sign(s), seal(s), and as the Property Owner(s) act and deed, deliver the within written Amendment to Restrictive Covenants for Phase I of Windsor Forest Subdivision and that (s)he with the second witness named above witnessed the execution thereof.

Robert W. Griffin

SWORN to before me this 30th

day of MAY, 2019

[Signature]
Notary Public for South Carolina
My Commission Expires: 7-30-2023

(SEAL)



EXHIBIT "A"

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

**AMENDED DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
WINDSOR FOREST, A/K/A WINDSOR FOREST PHASE I**

This Declaration of Covenants, Conditions and Restrictions for Windsor Forest, a/k/a Windsor Forest Phase I, is hereby made effective June 1, 2019 by the agreement of a majority of the owners of the lots within Windsor Forest, a/k/a Windsor Forest Phase I. It is specifically noted that structures of any kind placed on lots within Windsor Forest, a/k/a Windsor Forest Phase I, prior to June 1, 2019 are hereby "grandfathered in" and may remain. Should any such "grandfathered" structure require repairs or maintenance in the future which cost in excess of 50% of the value of said structure, then said structure must be brought into compliance with terms and conditions set forth herein.

PREAMBLE

A majority of the present owners of the Seventy-three (73) residential lots within the subdivision known as Windsor Forest, a/k/a Windsor Forest Phase I, , as shown on the Plat recorded in the office of the Clerk of Court for Florence County in Plat Book 14 at page 310, hereby declare that the property located within Windsor Forest, a/k/a Windsor Forest Phase I, as shown on said plat is hereby made subject to the Covenants, Conditions, and Restrictions set forth herein. In approving these Covenants, Conditions, and Restrictions, the consenting owners specifically recognize that some development has occurred through the years that did not follow the original Protective Covenants applicable to Windsor Forest, a/k/a Windsor Forest Phase I and that there are presently existing improvements in Windsor Forest, a/k/a Windsor Forest Phase I that are not in compliance with these Covenants, Conditions, and Restrictions. It is specifically declared that these Covenants, Conditions, and Restrictions shall apply to activities that take place in Windsor Forest, a/k/a Windsor Forest Phase I, from the effective date of these Covenants, Conditions, and Restrictions forward. Structures in existence on the effective date of these Covenants, Conditions, and Restrictions shall be allowed to remain unless such noncompliant structure is damaged beyond 50% of its value, at which time its replacement or repair must be in compliance with these Covenants, Conditions, and Restrictions.

COVENANTS, CONDITIONS AND RESTRICTIONS

NOW, THEREFORE, it is hereby declared that all properties described above shall be held, sold, and conveyed subject to the following restrictions, covenants and conditions which are for the purpose protecting the value and desirability of said properties, and which will run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. Through the South Carolina Secretary of State a non-profit corporation has been created named The Windsor Forest Neighborhood Association, hereinafter referred to as the "Association". Among other functions, the Board of Directors of the Association shall annually appoint the Architectural Review Committee made up of either three (3) or five (5) members of the Association. It shall be the responsibility of the Architectural Review Committee to review and approve the construction activities within Windsor Forest, a/k/a Windsor Forest Phase I as set forth herein below. The members of the Architectural Review Committee shall serve at the will of the Board of Directors of the Association.
2.
 - a. Windsor Forest Neighborhood Association has annual dues of \$50.00 per year for each lot within the property covered by these Covenants. The payment of dues and the resulting membership in Windsor Forest Neighborhood Association is presently voluntary. Beginning January 1, 2020, all lot owners shall become members of the Association and shall pay annual dues as set forth herein. Effective January 1, 2020 each lot owner will be assessed dues in the amount of \$50.00 per year for each lot owned and shall pay such amount to Windsor Forest Neighborhood Association, or its assignee, for the care and maintenance of the entrances and other common areas. The dues shall be past due if not paid by March 31 of each year and shall be for the then current year. Any dues paid after March 31 shall accrue a late fee of \$10.00 per month, or any portion thereof. As detailed in subparagraph c below, the Association shall have the right to pursue a judgment for past due dues once the dues are at least 90 days past due, and should the Association choose to take legal action on such past due dues, it shall be entitled to recover all costs, including reasonable attorney's fees, incurred in taking such action.
 - b. In the future, the Board of Directors of the Windsor Forest Neighborhood Association will have the authority to increase the annual assessment by not more than ten (10%) of the assessment for the previous year provided the Board of Directors gives notice to all members of the scheduled meeting to decide upon such increase at least forty-eight (48) hours prior to the meeting in order to allow discussion by members before the Board action. Any increase in annual dues above 10% of the dues for the previous year shall require approval of two-thirds (2/3) of the members present at the annual meeting of the Windsor Forest Neighborhood Association. In order to seek such an increase, notice will be distributed to all members at least forty-eight (48) hours prior to the meeting of the intention to address a possible dues increase and the amount of the increase to be discussed at the annual meeting.
 - c. In the event of nonpayment of dues assessed by a lot owner for ninety (90) days or more, the Association shall have the authority to take legal action in magistrate's court to seek a judgment in the amount of any unpaid assessment, late fees, and all costs and reasonable attorney's fees incurred in any collection activity.
3. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of five years from June 1, 2019, after which time said covenants shall be automatically extended for successive periods of five (5) years unless an

instrument is signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

4. Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain or to recover damages.
5. The layout of the lots as shown on said plats shall be adhered to, and no scheme of facing lots in any direction than that shown on said plat shall be permitted except by unanimous consent of the Architectural Review Committee; that said property shall not be further subdivided without consent of the Architectural Review Committee as stated hereinafter; and no dwelling shall be erected or placed on any lot having a width of less than ninety (90) feet at the minimum building setback line nor shall any dwelling erected or placed on any lot having an area of less than fourteen thousand five hundred (14,500) square feet.
6. No lot shall be used except for single family residential purposes. None of the lots shown on said plat shall be used for business, manufacturing or commercial purposes of any kind or character whatsoever, nor shall any lot be used for operating a school or assembly hall of any kind; nor shall any sign or advertising sign, other than a sign advertising the property for sale or rent (maximum size 24"x 36"), be erected on said lot. "Business or commercial use" as used herein shall include, but is not limited to, any beauty shop, florist shop, nail salon, day care facility, professional office, or any other enterprise from which goods or services are dispensed or any endeavor to which members of the general public are issued an express or implied invitation for the ultimate economic benefit of the respective lot owner. In addition, "business or commercial use" as prohibited herein includes, but is not limited to, the storage or parking of heavy equipment, vehicles, tractors, or trailers for use in a business or commercial use.
7. No building of any kind shall be erected, altered, placed or permitted to remain on any lot without the prior written approval of the Architectural Review Committee. Any such building placed on any lot in Windsor Forest, a/k/a Windsor Forest Phase I after June 1, 2019 without the prior written approval of the Architectural Review Committee must be removed immediately at the owner's expense. The only buildings permitted shall be the following:
 - a. One detached single family dwelling not to exceed two and one-half (2 ½) stories in height and an attached private garage for not less than two (2) cars;
 - b. One (1) building in addition to the residential dwelling for the private, non-commercial purpose of a workshop, storage facility, pool facility, or other similar use.

In considering any building for the required written approval, the Architectural Review Committee shall consider the following factors:

- (1) compliance with all applicable lot setback lines;

- (2) whether the design and exterior finish is aesthetically complementary to the appearance of the dwelling on the lot;
 - (3) placement on the lot in a manner to minimize the impact of the building on surrounding properties by both the location of the building and/or the use of landscaping to minimize the impact of the building; and
 - (4) the aesthetics of the proposed building when compared to homes present in the surrounding area.
8. The erection of, addition to, or alteration of the exterior appearance of a building on any lot in said subdivision shall not be commenced unless and until it has been approved in writing by the Architectural Review Committee. A complete set of all plans and specifications must be submitted to the Architectural Review Committee or its appointed agent for approval. Approval must be in writing before construction is commenced. Provided however that unless the Association, its agents, or a third party having the right to do so, commences suit to enjoin the erection of a building which has not been approved, as aforesaid and files a lis pendens in the office of the Clerk of Court for Florence County in such suit, within a reasonable time after it knew or should have known of the construction, then no suit may thereafter be brought by the Association, its agents, or any other party, to enforce compliance with this section or for a violation of this section.
9. No residence shall be erected on any lot to have less than eighteen hundred fifty (1,850) square feet of floor area. Residences one and one-half story shall not have less than two thousand (2,000) square feet of floor area. Two story residences shall not have less than twelve hundred fifty (1,250) square feet of ground floor area. Split-level residences shall be construed as one-story residences. In computing floor area space, under this section, open porches and garages shall not be included.
10. No building shall be located on any lot nearer to the front line than the minimum setback line of sixty (60) feet as shown on recorded plat referenced herein or nearer to any sideline than fifteen (15) feet. Corner lot sideline restrictions require a setback of twenty-five (25) feet from the side road. Minimum building line setbacks for irregular shape lots will be shown on said plat. The Board of the Windsor Forest Neighborhood Association, upon recommendation by Architectural Review Committee, shall have the authority, in case of hardship, to waive restrictions as to building lines and as to the facing of residences.
11. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Noxious or offensive activity shall specifically include, but is not limited to, the creation of excessive noise within the neighborhood. No horses, mules, ponies, donkeys, cows, goats, fowl, or swine shall be permitted to be housed or penned on any lot. Dogs, cats, or other household pets shall not be permitted in numbers or kept in such a manner as to create a nuisance. Household pets

- may be kept but may not be allowed to run free and shall be confined to the owners' lots. No pets or other animals may be kept for commercial breeding purposes.
12. No structure of a temporary character, trailer, camper, basement, tent, shack, barn, stables, garage or other out building shall be used on any lot at any time as a residence either temporarily or permanently. No trailer, boat, camper or motor home shall be situated on any lot in such a way as to be visible from the front of said lot.
 13. Discharge of water from swimming pool drains must be drained in such a way as to prevent a concentrated flow of water into the streets or onto other lots in the neighborhood.
 14. No fence of any kind shall be built on or around any of said numbered lots without the prior written approval of the Architectural Review Committee being first obtained, both as to height and design and as to the material with which said fence is to be constructed, said written approval to be by instrument duly executed and acknowledged by said Architectural Review Committee. NO FENCES ARE ALLOWED FROM THE FRONT LINE OF THE HOUSE TO THE STREET ON WHICH THE HOUSE FRONTS. The following rules apply to fences within the neighborhood:
 - a. All fences must be constructed within the lot property lines.
 - b, All fences constructed shall be constructed with treated wood, brick/masonry customarily used for outdoor residential decorative fencing, or a material specifically approved by the Architectural Review Committee. Chain link fences are no longer allowed and will not be approved.
 - c, Wooden fences shall be constructed and installed so that the wooden posts supporting structure of the fence are exposed to the inside of the yard it encircles, and the vertical boards are facing the outside, or the fence may be constructed by alternating the vertical boards on the inside and outside of the fence. Maintenance of both sides of a fence is required of owner.
 - d. All fences shall be constructed and erected to a minimum height of four (4) feet and a maximum of six (6) feet. A three (3) inch ground clearance will be permitted.
 - e. Any variance from these rules regarding fences must be approved by the Board of the Windsor Forest Neighborhood Association, upon recommendation by Architectural Review Committee. No variance from the covenants will be allowed without approval from all adjoining property owners.
 15. All sanitary facilities shall be within the house and connected to the sanitary sewer system or a septic tank sewage disposal system constructed in accordance with the requirements of the State Board of Health by the owner of each dwelling.
 16. An easement for the maintenance, construction and repair of a drainage system in the area as shown on the above referenced plat for drainage purposes is retained.

17. Cable television service will be available to each lot; however, it is anticipated that some residences may wish to utilize antennae or satellite dishes. Such arrays are acceptable provided they have a rear yard (not side) mounting with adequate screening. Rooftop mounts where properly screened are also acceptable. The maximum permissible dish diameter shall be 3 feet.
18. Driveways are required to be hard surface (i.e. concrete, brick, asphalt). Driveways must be a minimum of two (2) feet from any property line. Cutting and removal of curb gutter to permit driveway must have approval by the Architectural Review Committee. Cars and other vehicles must be parked in garages, driveways, or improved parking areas on the lot. No non-operable vehicles or vehicles under repair may be stored on any lot.
19. Mailboxes shall conform to US Postal Service and State laws and regulations. Property owners must keep the approach to their mailboxes clear of obstructions to allow safe access for delivery. The box shall be kept in good repair and mounted at a height of 39" to 42", with its door opening one (1) foot back of the concrete curb.
20. Pets are not restricted from the subdivision; however, the property owner must house them in rear yard areas and be cognizant of eliminating nuisance odors, sounds, and sights from neighbors.
21. Irrigation wells are allowed -- provided no hookup is made to any house potable water line connected to the city water. The property owner may wish to place a separate "water only" water meter for irrigation as well. To prevent broken sprinkler heads behind curbs that undermine the roadway foundations, any sprinkler heads or lines installed for irrigation, must be located at least eight (8) feet behind the back of the concrete curbs.
23. Erosion control methods are essential for the beauty and up-keep of the subdivision and its improvements. Each property owner shall be responsible for containing all erosion within his own property. During any clearing or construction of any type within the property boundaries, the owner or his agent (builder, landscaper, etc.) will provide silt fences, berms, or other restrictive devices to insure no soil erosion or debris leaves the owner's property in any fashion. The owner is also responsible for care and maintenance of all improvements (i.e. asphalt road, curb and gutter, water lines, etc.) so as to prevent their damage by delivery trucks or other construction vehicles.
24. Solar energy devices may be installed with the prior written approval of the Architectural Review Committee. Solar panels must be approved by the Committee prior to installation. In considering solar panels, the Committee will consider the extent to which they are visible from the streets around the lot as well as the aesthetic impact the panels have on the residence.
25. Each lot owner, whether or not they have built their home, must keep their land clean and mowed comparable to other lots and homes in the neighborhood. To ensure the attractiveness

of the community, all property owners are responsible for cleaning either their curb line or property line where it abuts to the road surface.

26. The burning of yard waste, leaves, and other debris is prohibited and shall constitute a prohibited nuisance. This prohibition shall not apply to the use of a recreational fire pit to burn wood logs or utilize gas fire for recreational use.
27. All property owners within the above described section of Windsor Forest Subdivision must adhere to its protective covenants.
28. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them, their heirs, administrators, executors, successors and assigns.
29. Invalidity of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

EXHIBIT "B"

[Amended Covenants to be Indexed to Each Property Listed]

A. List of Individual Properties in Windsor Forest, Phase I as shown on the Plat Recorded in Plat Book "R" at Page 147 to which Covenants Apply.

MBP	STREET ADDRESS	OWNER
BLOCK "A"		
90006-02-008	2554 W. Andover Rd.	Gerald A. and Susan S. Burley & Gina S. Anderson
01221-01-212	Vacant lot (2556 W. Andover)	Jackie G. Foster & Renee G. Jeffers
01221-01-211	2558 W. Andover Rd.	Alan E. & Karen N. Barbee
01221-01-018	2560 W. Andover Rd.	Brenda D. Cook
BLOCK "B"		
01221-01-042	2561 W. Andover Rd.	Shawn H. & Aida Q. Pham
01221-01-087	2555 W. Andover Rd.	John C. Cholkas, Tommy C. Cholkas, Angelo C. Cholkas Voula K. Cholkas
01221-01-023	2549 W. Andover Rd.	Jack & Geneva G. Green
01221-01-015	2545 W. Andover Rd.	Karim Tazi & Nada Abou Hassan
01221-01-012	2542 W. Keswick Rd.	John C. & Loretta T. Rivers
01221-01-035	2548 W. Keswick Rd.	Samuel Ross Huggins
01221-01-031	2552 W. Keswick Rd.	Marvin Brent June & Lindsay C. June
01221-01-024	2556 W. Keswick Rd.	Michael F & Judy G Rumensky
01221-01-002	2557 W. Keswick Rd.	Mahendra S & Saron J Patel
01221-01-071	2553 W. Keswick Rd.	Bipin S & Nayana Patel
01221-01-037	2549 W. Keswick Rd.	Marcia A. & Charles H. Sommer
01221-01-006	2543 W. Keswick Rd.	Raymond H. & Mildred G. Hollywood
01221-01-069	2542 W. Newcastle Rd.	John & Sandra M. Vivona
01221-01-040	2548 W. Newcastle Rd.	Effie L. Kremidas (LE), Demetrios Kremidas a/k/a Jimmy Kremidas
01221-01-070	2552 W. Newcastle Rd.	Michelle Hampton
01221-01-019	2556 W. Newcastle Rd.	George C Weaver, III & Diane S. Weaver
01221-01-210	2557 W. Newcastle Rd.	Kyle E. Johnson
01221-01-027	2555 W. Newcastle Rd.	Bobby H & Dallas B. Stephens
01221-01-017	2549 W. Newcastle Rd.	Elliot D & Chasey R. Roach
01221-01-011	2545 W. Newcastle Rd.	Robert Ammirati
01221-01-058	2542 W. Edgefield Rd.	Ronald A & Christine N. Byberg
01221-01-025	2548 W. Edgefield Rd.	James R Hyman
01221-01-059	2552 W. Edgefield Rd.	Jay S. & Melinda Lengacher
01221-01-030	2558 W. Edgefield Rd.	Karen C. Jordan
BLOCK "C"		
01221-01-029	2561 W. Edgefield Rd.	Byron C. Yahnis, Jr.
01221-01-045	2555 W. Edgefield Rd.	Carolyn R. Holcomb
01221-01-036	2549 W. Edgefield Rd.	Angelo & Voula L. Stabolitis
01221-01-046	2545 W. Edgefield Rd.	Robert S. & Rebecca L. Hall

MBP	STREET ADDRESS	OWNER
<u>BLOCK "D"</u>		
01221-01-013	2535 Hoffmeyer Rd.	Vi Tran
01221-01-014	2531 Hoffmeyer Rd.	Richard R. & Janet Lee Howell
01221-01-105	2520 W. Andover Rd.	Josephine Hean Killham
01221-01-101	2528 W. Andover Rd.	Kevin J. Almers & Jennifer R. Almers
01221-01-102	2534 W. Andover Rd.	Elizabeth M Harris
<u>BLOCK "E"</u>		
01221-01-088	2531 W. Andover Rd.	Christopher S. & Patricia L. Litts
01221-01-004	2525 W. Andover Rd.	F. Wayne & Ouida S. Sarvis
01221-01-039	2519 W. Andover Rd.	J. Francis & Jane B. Poole
01221-01-028	2518 W. Keswick Rd.	M. Lane & Anne S. Craven
01221-01-086	2524 W. Keswick Rd.	Geneva S. Reaves
01221-01-016	2530 W. Keswick Rd.	Walter A. & Allison W. Parker
00121-01-161	2534 W. Keswick Rd.	Jonelle J. Harrelson Revocable Trust
<u>BLOCK "F"</u>		
01221-01-072	2535 W. Keswick Rd.	Earl Wayne Freeman & Kaly Freeman
01221-01-020	2531 W. Keswick Rd.	Michael J. Krupa, III & Beth Krupa
01221-01-073	2525 W. Keswick Rd.	Ismael A. Hernandez & Laura M. Cruz Vivaldi
01221-01-026	2519 W. Keswick Rd.	W.S. & Fielding S. Ames
01221-01-007	2518 W. Newcastle Rd.	Byron R & Martha J Navey
01221-01-033	2524 W. Newcastle Rd.	William Finklea Keefe & Elizabeth McKenzie
01221-01-021	2530 W. Newcastle Rd.	Donald A. & Jane F. Heath
01221-01-068	2534 W. Newcastle Rd.	Steven McDonnell Halus & Robin Elaine Halus
<u>BLOCK "G"</u>		
01221-01-034	2535 W. Newcastle Rd.	Maree W. Parrott Cherry
01221-01-005	2531 W. Newcastle Rd.	Sybil Elizabeth Tarte (LE)
01221-01-022	2525 W. Newcastle Rd.	Robert's Rentals LP
01221-01-060	2519 W. Newcastle Rd.	Christina O'Malley & Richard Joseph O'Malley
01221-01-008	2513 W. Newcastle Rd.	Bedrock Properties, LLC
01221-01-032	2509 W. Newcastle Rd.	Janet G. Watts
01221-01-041	2505 W. Newcastle Rd.	Donald R. & Joan G. Brown
01221-01-009	2502 W. Edgefield Rd.	Erik Patrick Johnson & Martha E. Johnson
01221-01-053	2508 W. Edgefield Rd.	Danny Laverne Poston, Jr.
01221-01-054	2512 W. Edgefield Rd.	James L. & Elizabeth C. Anderson
01221-01-055	2518 W. Edgefield Rd - Vacant lot	ANDELAW, LLC
01221-01-038	2524 W. Edgefield Rd.	Gloria H. Pusser
01221-01-056	2530 W. Edgefield Rd.	Timothy Keith Ervin & Leslie Hyler Ervin
01221-01-057	2534 W. Edgefield Rd.	John L. & Margaret Ann Harrison
<u>BLOCK "H"</u>		
01221-01-047	2535 W. Edgefield Rd.	Thomas J. & Michelene Sheehy
01221-01-048 (Two Lots)	2531 W. Edgefield Rd.	Robert Wayne Griffin & Joanne H Griffin

MBP	STREET ADDRESS	OWNER
01221-01-050	2519 W. Edgefield Rd.	Lee Odell Byrd & Annette Byrd
01221-01-010	2513 W. Edgefield Rd.	Linda G. & Hoyt W. Munn
01221-01-051	2509 W. Edgefield Rd.	Nick Paul Kremidas & Lauren S. Kremidas
01221-01-052	2503 W. Edgefield Rd.	Anthony & Deborah R. Mantone

B. List of Individual Properties located near Windsor Forest, Phase I as shown on the Plat Recorded in Plat Book "R" at Page 147 to which Covenants apply as a result of Lot Owners signatures hereon.

MBP	STREET ADDRESS	OWNER
90006-02-007	2517 Hoffmeyer Rd.	Carolyn D. Griffin a/k/a C. Ariail D. Griffin
90006-02-009	2516 W. Andover Rd.	Ashish Shankar & Parameswaran Bhuvaha