

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

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Instrument #:	2023019993		
Receipt Number:	295505	Return To:	CISA & DODDS
Recorded As:	AMENDMENT		858 LOWCOUNTRY BLVD STE 101
Recorded On:	July 03, 2023		MT PLEASANT, SC, 29464
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Recorded By:	WK02	Parties:	
Book/Page:	RB 4599: 753 - 756		Direct- CAIN CROSSING PROPERTY OWNERS
Total Pages:	4		Indirect- CAIN CROSSING

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00
Tax Charge: \$0.00



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

Doc: 2023019993
Total Pages: 4

STATE OF SOUTH CAROLINA) AMENDMENT TO DECLARATION OF COVENANTS,
) RESTRICTIONS AND EASEMENTS FOR
COUNTY OF BERKELEY) CAIN CROSSING

THIS AMENDMENT to Declaration of Covenants, Restrictions and Easements for Cain Crossing ("Amendment") is made by Cain Crossing Property Owners Association, Inc., a South Carolina nonprofit corporation ("Association") this 21st day of June, 2023.

WITNESSETH:

WHEREAS, the Declaration of Covenants, Restrictions and Easements for Cain Crossing was recorded in the Register's Office for Berkeley County on October 29, 2007, in Book 6951, at Page 274 ("Declaration"); and

WHEREAS, Article XIV, Section B of the Declaration provides, in relevant part, that the Declaration may be amended by: (i) consent of the Owners representing sixty-seven percent (67%) of all Lots; together with (ii) the approval or ratification of a majority of the Board. The aforementioned consent of the Owners owning sixty-seven percent (67%) of the Lots may be evidenced by a writing signed by the required number of Owners or by the affirmative vote of the required number of Owners at any regular or special meeting of the Association called and held in accordance with the Bylaws evidenced by a certificate of the Secretary or an assistant Secretary of the Association; and

WHEREAS, Owners representing at least sixty-seven percent (67%) of all Lots signed a written consent or voted affirmatively at any regular or special meeting of the Association called and held in accordance with the Bylaws, together with the approval or ratification of a majority of the Board, evidenced by a certificate of the President and Secretary of the Association to amend the Declaration in the following respects, to-wit:

AMENDMENT

AMEND the first paragraph of Article VI, Paragraph G of the Covenants entitled "Working Capital Contribution" so as to increase the amount of the Working Capital Contribution from an amount equal to a two (2) month share of the Base Assessment to an amount equal to a three (3) month share of the Base Assessment. The Amendment, as approved, read as follows:

G. Working Capital Contribution. Except for Exempt Transfers (as defined below), each Residential Owner who purchases a Unit from another Unit Owner shall pay to the Association at the time title is conveyed to such Residential Owner a "Working Capital Contribution". The Working Capital Contribution shall be an amount equal to a three (3) month share of the Base Assessment. The purpose of the Working Capital Contribution is to insure that the Association will have cash available for various expenses including, but not limited to, Operating Expenses, to meet unforeseen expenditures or to acquire additional equipment and services deemed necessary or desirable by the Board. Working Capital Contributions are not advance payments of Base Assessments and shall have no effect on Base Assessments. Working Capital Contributions are payable at closing, and if not paid, the amount due shall be collectible as an Assessment as set forth in Article VI of the Covenants, shall bear interest, and shall constitute a lien against the Unit.

CISA & DODDS, LLP
858 COUNTRY BLVD
SUITE 101
MOUNT PLEASANT, SC 29464

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EXCEPT AS AMENDED HEREIN, all other terms and conditions of the Declaration, as amended from time to time, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned President and Secretary of Association have set their hands and seals this 21st day of June, 2023.

WITNESSES:

[Signature]
Witness
[Signature]
Notary Public

CAIN CROSSING PROPERTY OWNERS ASSOCIATION, INC.

By: [Signature]
Brett Davis
Its: President

By: [Signature]
Carrie Talsma
Its: Assistant Secretary

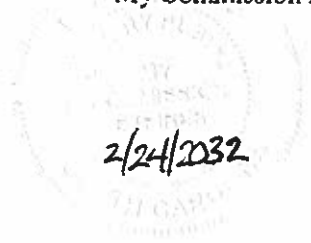
STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

PROBATE

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the within named CAIN CROSSING PROPERTY OWNERS ASSOCIATION, INC., by Brett Davis, its President, and Carrie Talsman, its Secretary, sign, seal and as its act and deed, deliver the within in written instrument, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 21st day of June, 2023.
[Signature]
Name of Notary: Dorothy M. Lord
Notary Public for South Carolina
My Commission Expires: 2/24/2032

[Signature]
Witness



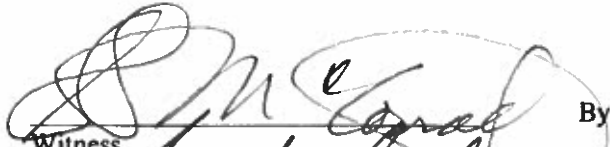

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

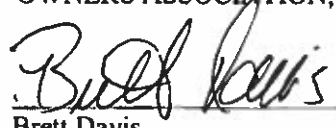
CERTIFICATION

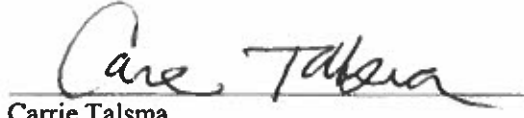
We, the undersigned Brett Davis, President, and Carrie Talsma, Secretary, of CAIN CROSSING PROPERTY OWNERS ASSOCIATION, INC., do hereby certify that Owners representing at least sixty-seven percent (67%) of all Lots in the Association signed a written consent or affirmatively voted to approve the foregoing Amendment, together with the approval or ratification of a majority of the Board, in accordance with Article XIV, Section B of the Declaration.

WITNESSES:

CAIN CROSSING PROPERTY OWNERS ASSOCIATION, INC.


Witness

Notary Public

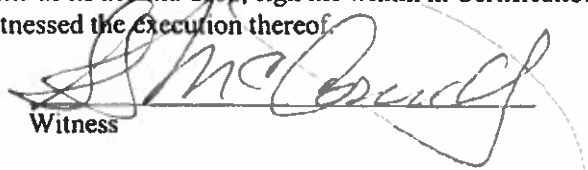
By: 
Brett Davis
Its: President

By: 
Carrie Talsma
Its: Secretary

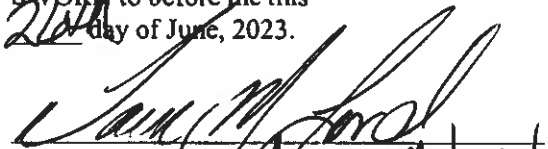
STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

PROBATE

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the within named CAIN CROSSING PROPERTY OWNERS ASSOCIATION, INC., by and through Brett Davis, its President, and Carrie Talsma, its Secretary, sign, seal and as its act and deed, sign the within in Certification; and that (s)he, with the other witness subscribed above, witnessed the execution thereof.


Witness

SWORN to before me this
20th day of June, 2023.


Name of Notary: Dawn M. Lord
Notary Public for South Carolina
My Commission Expires: 2/24/2032

2/24/2032