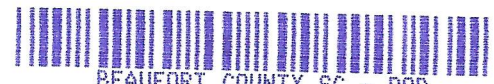


2/25/23
Pleasant Farm



BEAUFORT COUNTY SC - ROD
BK 4295 Pgs 1413-1414
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REC'D BY aJenkins RCPT# 115252
RECORDING FEES \$25.00

12-2-2023

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

SEVENTH AMENDMENT TO CONSOLIDATION AND DECLARATION OF RIGHTS,
COVENANTS AND RESTRICTIONS APPLICABLE TO PLEASANT FARM SUBDIVISION,
PORT ROYAL ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

WHEREAS, there has been previously recorded a Consolidation and Declaration of Rights, Covenants and Restrictions applicable to Pleasant Farm Subdivision, Port Royal Island, Beaufort County, South Carolina, and provisions for Pleasant Farm Homeowners Association, Inc., dated December 9, 1974 and recorded in Deed Book 225, at Page 1045 (hereinafter referred to as "Declaration") and

WHEREAS, the Declaration was previously amended by the Pleasant Farm Homeowners Association, by amendments dated October 1, 1980, recorded in Deed Book 311, page 728; December 19, 1983 recorded in Deed Book 390, page 306; September 21, 1984 recorded in Deed Book 483, page 1671; February 15, 1995 recorded in deed Book 839, page 979; and February 15, 1998 recorded in Deed Book 684, page 1526, and April 16, 2021 recorded in Deed Book 3999 Pages 1279-1284.

WHEREAS, at a meeting on the 2nd day of December 2023, the Pleasant Farm Homeowners Association, Inc., duly called for the purpose hereinafter described it was determined that:

(DELETE) Article IX, Section 3. Enforcement. Delete in entirety.

(ADD) Article IX, Section 3. Enforcement. Replace in entirety as follows.

Each Lot Owner shall strictly comply with all terms and conditions of (a) this Declaration of Covenants, (b) the ByLaws, and (c) the Rules & Regulations adopted by the Board of Directors. Failure to comply with any provision of those documents shall be grounds for enforcement to include any of these remedies: (a) monetary fines imposed by the BOARD from time to time, (b) suspension by the BOARD of the right to vote and/or use of the COMMON PROPERTY, (c) the recording of a lien in the public records, or (d) a proceeding at law or in equity (i) against any OWNER violating or attempting to violate or circumvent any provision of the documents, either to restrain a violation or to recover damages; (ii) against the Lot of such owner to enforce any lien created hereby; or (iii) against any guest, family member, or invitee of a Lot Owner.

Enforcement can be by the Board of the Association or by any aggrieved Owner. The failure to enforce any covenant or restriction contained in any of these documents for any period of time shall in no event be deemed a waiver, abandonment, or estoppel of the right to enforce the same violation thereafter.

In the event any person entitled to enforce, as provided herein, retains an attorney to enforce or to defend any claim against them, the person violating the terms of these documents will bear all cost and expenses of such procedures to include reasonable attorney's fees and all court costs.

IN WITNESS WHEREOF, PLEASANT FARM HOMEOWNERS ASSOCIATION, INC. has caused the Seventh Amendment to Consolidation and Declaration of Rights, Covenants, and Restrictions applicable to Pleasant Farm Subdivision, Port Royal Island, Beaufort County, South Carolina, to be executed in the name by its President and Secretary, this 5th day of December 2023.

IN THE PRESENCE OF:

By: Janean Balk

By: Debra M. Pollara

PLEASANT FARM
HOMEOWNERS ASSOCIATION, INC.

BY: Ronald E. Tucker
President



Beaufort County South Carolina
Notary Public Rebecca Tucker
My Commission Expires 12/22/2030