

YORK COUNTY, SC	
2024018761RESTRICTIVE COVENANT	
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
06-17-2024	03:24:40 PM
BK:RB 21357	PG:267-306

STATE OF SOUTH CAROLINA

COUNTY OF YORK

AMENDMENT TO DECLARATION OF COVENANTS  
AND PROVISIONS FOR SUNSET RIDGE II  
HOMEOWNERS' ASSOCIATION

THIS AMENDMENT TO DECLARATION OF COVENANTS AND PROVISIONS OF THE SUNSET RIDGE II HOMEOWNERS' ASSOCIATION (the "Amendment") is made and entered into as of the 17<sup>th</sup> day of June, 2024, by SUNSET RIDGE II HOMEOWNERS' ASSOCIATION, a South Carolina nonprofit corporation ("Association").

RECITALS

WHEREAS, Sunset Ridge II subdivision is subject to that certain Declaration of Covenants and Provisions recorded in Book 9435 at Page 82, York County Register of Deeds ("Declaration");

WHEREAS, pursuant to the Declaration, the Association's Members may amend the Declaration upon the affirmative vote of at least a majority of the Owners;

WHEREAS, the Association's Owners authorized the amendment of the Declaration, as set forth below.

AGREEMENT

NOW THEREFORE, pursuant to the aforesaid authority, the Declaration is hereby amended as follows:

1.
- Leasing Restrictions. A new Section 13 shall be added to the Declaration, as follows:

13. LEASING RESTRICTIONS.

For purposes of this Section, "lease" is defined as the exclusive or non-exclusive occupancy or license for use of all or any portion of a Lot by any person(s), other than the Owner, for which the Owner receives any consideration or benefit, including but not limited to, a fee, service, property or gratuity. The following requirements shall apply to all leases:

- a. All leases of Lots shall be in writing.
- b. The provisions of this Section shall also apply to the renewal of or modification to the terms of any lease of a Lot.
- c. No subleasing of a Lot shall be allowed.
- d. No lease shall be for less than the entire Lot; no leases of rooms or a portion of a Lot are permitted.
- e. No Lot shall be leased for transient or hotel purposes, and the minimum initial term of any proposed lease shall not be less than twelve (12) months; the sole exception being during the 90-day period immediately preceding or succeeding the sale of a Lot; occupancy during that 90-day period shall be limited to the buyer(s) and seller(s) of the Lot. It shall be considered a violation of the Declaration for an Owner to list or advertise a Lot for lease durations of less than twelve (12) months.

2. Violations. A new Section 14 shall be added to the Declaration, as follows:

14. VIOLATIONS.

Without limiting any other rights or remedies the Association may have for a violation of the Declaration, any Owner determined to be in violation of the Declaration, after the Owner is provided notice of the violation and the right to attend a hearing in front of the Board, may be fined up to \$100.00 for the violation, and up to \$100.00 per day for each day that the violation continues. The fines authorized pursuant to this Section shall be collectible as an assessment, and delinquent fines may be secured by a lien against the Owner's Lot until the fines are paid in full.

3. Miscellaneous. Except as modified herein, the Declaration shall remain in full force and effect. Capitalized but undefined terms used herein shall have the meaning assigned to them in the Declaration. Undersigned certifies that this Amendment was adopted in accordance with the Declaration. All provisions of this Amendment are intended to be severable, and the invalidation of any one or more provisions by a court of competent jurisdiction shall not invalidate the remainder.

[Signature page(s) follow]

IN WITNESS WHEREOF, the Association has caused this Amendment to be duly executed by authority duly granted as of the date first above written.

ASSOCIATION:

Signed, sealed and delivered  
in the presence of:

SUNSET RIDGE II HOMEOWNERS'  
ASSOCIATION, a South Carolina nonprofit corporation

Courtney Ehrenberg  
Witness 1

By: Timothy J. Bass (SEAL)  
Name: Timothy J. Bass  
Title: President

Deanna Phil  
Witness 2

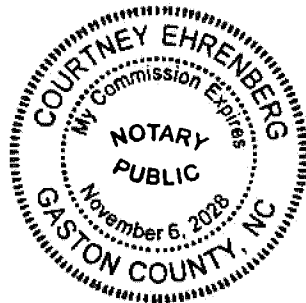
STATE OF North Carolina  
COUNTY OF Mecklenburg

I, the undersigned, a Notary Public for the County and State aforesaid, do hereby certify that Timothy J. Bass personally came before me this day and acknowledged that s/he is the President of SUNSET RIDGE II HOMEOWNERS' ASSOCIATION, a South Carolina nonprofit corporation and, as such, s/he, being authorized to do so, executed the foregoing on behalf of said company.

Witness my hand and official seal, this the 17<sup>th</sup> day of June, 20 24.

My Commission Expires: 11/6/28

(Affix Notary Seal)



Courtney Ehrenberg  
Notary Public  
Print Name: Courtney Ehrenberg

Owner Signature Page(s)

NOTE TO REGISTER OF DEEDS: SIGNATURE PAGES NEED NOT BE NOTARIZED OR WITNESSED, AND ARE ATTACHED ONLY TO SHOW THAT THE REQUISITE NUMBER OF SIGNATURES WERE GATHERED TO APPROVE THE AMENDMENT.

Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Julio Castaneda

Owner/Business Name (Please print legibly)



Owner/Business Signature

470 Swift Green Cove

Address or Lot # in Sunset Ridge

Date: 5-30-24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Haydn S. Hasty Jr.  
Owner/Business Name (Please print legibly)

[Signature]  
Owner/Business Signature

547 Highland Ridge Pt  
Address or Lot # in Sunset Ridge

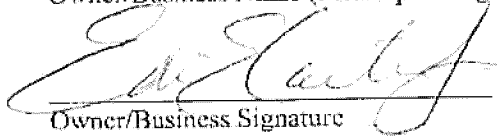
Date: 5/12/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

EDWIN E. CARTER, JR.  
Owner/Business Name (Please print legibly)

  
Owner/Business Signature

740 MISTY ARBOR FORD  
Address or Lot # in Sunset Ridge

Date: 5-10-24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Ciara Cooper  
Owner/Business Name (Please print legibly)

[Signature]  
Owner/Business Signature

451 Swift Creek Cove  
Address or Lot # in Sunset Ridge

Date: 5/31/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Sunset Ridge  
Owner/Business Name (Please print legibly)

[Signature]  
Owner/Business Signature

461 Swift Creek CV  
Address or Lot # in Sunset Ridge

Date: 5/31/2024



Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Allison Williams

Owner/Business Name (Please print legibly)

AW

Owner/Business Signature

523 Highland Ridge Pt

Address or Lot # in Sunset Ridge

Date: 5/31/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

GEORGE B. WILSON

Owner/Business Name (Please print legibly)

  
Owner/Business Signature

RS2978 (532 HIGHLAND RIDGE Pkint)

Address or Lot # in Sunset Ridge

Date: MAY 22/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Timothy J. Bass

Owner/Business Name (Please print legibly)

Timothy J. Bass

Owner/Business Signature

540 Highland Ridge Pt

Address or Lot # in Sunset Ridge

Date:

5/24/2024

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Kathlene Brown  
Owner/Business Name (Please print legibly)

Kathlene  
Owner/Business Signature

714 Misty Arbor Frd  
Address or Lot # in Sunset Ridge

Date: 5/31/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

MADHULITA PARIJA  
Owner/Business Name (Please print legibly)

M. Parija  
Owner/Business Signature

605 Highland Ridge Pt.  
Address or Lot # in Sunset Ridge

Date: 05/31/2024

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Briana Cracco

Owner/Business Name (Please print legibly)

Briana Cracco

Owner/Business Signature

727 Misty Arbor Fld.

Address or Lot # in Sunset Ridge

Date: 5/31/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Robert Hamilton

Owner/Business Name (Please print legibly)

R H

Owner/Business Signature

426 Swift Creek Court

Address or Lot # in Sunset Ridge

Date: 5/31/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Janet Mahan

Owner/Business Name (Please print legibly)

Mahan

Owner/Business Signature

417 Swift Creek Cove

Address or Lot # in Sunset Ridge

Date: 05.31.2024



Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Larry Taylor

Owner/Business Name (Please print legibly)

[Signature]

Owner/Business Signature

580 Highland Ridge Pt Clover SC 29710

Address or Lot # in Sunset Ridge

Date: 5/18/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

CHARLES STATION BALE

Owner/Business Name (Please print legibly)

Chs. Stn. Bale

Owner/Business Signature

#69 644 Hubbard Ridge Pt.

Address or Lot # in Sunset Ridge

Date: 05-16-24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

MARC SUMERSON

Owner/Business Name (Please print legibly)

Marc Sumerston

Owner/Business Signature

456 SWIFT CREEK CV

Address or Lot # in Sunset Ridge

Date: 5/21/2024

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

William C. Olson

Owner/Business Name (Please print legibly)

William C. Olson

Owner/Business Signature

819 Misty Arbor Ford

Address or Lot # in Sunset Ridge

Date: 5-16-2024

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Rich German

Owner/Business Name (Please print legibly)

Phil Sen

Owner/Business Signature

834 Moby Orber Fld.

Address or Lot # in Sunset Ridge

Date: 5/16/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

ENYA QUARK

Owner/Business Name (Please print legibly)

Enya Quark

Owner/Business Signature

471 Swift Creek Cove

Address or Lot # in Sunset Ridge

Date: 5/12/2024

Owner Signature Page(s)

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William E. Richardson, Jr.  
Owner/Business Name (Please print legibly)

William E. Richardson, Jr.  
Owner/Business Signature

434 Swift Creek Circle  
Address or Lot # in Sunset Ridge

Date: 5/5/2024

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Asa Honeycutt  
Owner/Business Name (Please print legibly)

Asa Honeycutt  
Owner/Business Signature

8260 Misty Arbor Road  
Address or Lot # in Sunset Ridge

Date: 6/1/24



Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Robert Schenk  
Owner/Business Name (Please print legibly)

Robert Schenk  
Owner/Business Signature

639 Highland Ridge Pt.  
Address or Lot # in Sunset Ridge

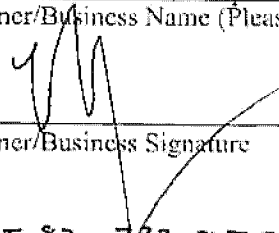
Date: 5/31/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

NBK HOLDINGS, LLC  
Owner/Business Name (Please print legibly)

  
Owner/Business Signature

LT #2, 7/32 MISTY ALBOR RD  
Address or Lot # in Sunset Ridge

Date: 5/6/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Jordan Stephens  
Owner/Business Name (Please print legibly)

Jordan Stephens  
Owner/Business Signature

588 Highland Ridge Pt  
Address or Lot # in Sunset Ridge

Date: 5/10/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

WILLIAM BORER

ANN M. BORER

Owner/Business Name (Please print legibly)

Wm M Borer

Ann M Borer

Owner/Business Signature

433 Swift Creek Cve, CLOVER, SC 29710  
Address or Lot # in Sunset Ridge


Date: 5/10/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

BENJAMIN KUHN  
Owner/Business Name (Please print legibly)

  
Owner/Business Signature

548 HIGHLAND RIDGE PT  
Address or Lot # in Sunset Ridge

Date: 5/28/2024

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Chad Wilcox  
Owner/Business Name (Please print legibly)

Chad Wilcox  
Owner/Business Signature

814 misty Arbor Frd  
Address or Lot # in Sunset Ridge

Date: 5/30/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Mark + Natasha Buckwall  
Owner/Business Name (Please print legibly)

[Signature]  
Owner/Business Signature

604 Highland Ridge Pt  
Address or Lot # in Sunset Ridge

Date: 5/31/2024

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Alicia Miller

Owner/Business Name (Please print legibly)

Alicia Miller

Owner/Business Signature

579 Highland Ridge Pt. Clover, SC 29710

Address or Lot # in Sunset Ridge

Date: 5/20/2024



Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Mary D Mitchell

Owner/Business Name (Please print legibly)

Mary D Mitchell

Owner/Business Signature

47

Address or Lot # in Sunset Ridge

Date: 5/30/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Paula M Gustafson

Owner/Business Name (Please print legibly)

Paula M Gustafson

Owner/Business Signature

591 Highland Ridge Pt.

Address or Lot # in Sunset Ridge


Date: 6-3-23

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Erica Thompson  
Owner/Business Name (Please print legibly)

  
Owner/Business Signature

713 misty Arbor Ford Claver SC 29710  
Address or Lot # in Sunset Ridge

Date: 5/13/2024

## Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Owner/Business Name (Please print legibly)

Owner/Business Signature

Address or Lot # in Sunset Ridge

Date: 5/6/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Tommy Vance  
Owner/Business Name (Please print legibly)

Tommy Vance  
Owner/Business Signature

835 Misty Arbor Ford  
Address or Lot # in Sunset Ridge

Date: 5-31-24

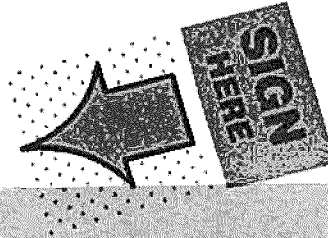
Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Nancy Nixon  
Owner/Business Name (Please print legibly)

Nancy Nixon  
Owner/Business Signature



911 Misty Arbor Ford, Clover, SC 29710  
Address or Lot # in Sunset Ridge

Date: 5/13/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Caleb Standifer  
Owner/Business Name (Please print legibly)

Caleb Standifer  
Owner/Business Signature

441 Swift Creek Ct  
Address or Lot # in Sunset Ridge

Date: 5/03/24

Owner Signature Page(s)

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Undersigned hereby voted for the Amendment to the Declaration of Covenants and Provisions.

Robert & Kasha Keth  
Owner/Business Name (Please print legibly)

[Signature]  
Owner/Business Signature

516 Highland Ridge PT  
Address or Lot # in Sunset Ridge

Date: May 22, 2024