

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

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

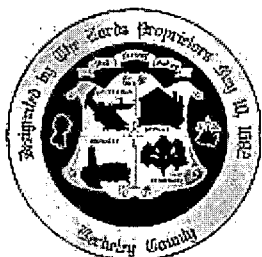
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2020015254		
Receipt Number:	164030	Return To:	FINKEL LAW FIRM LLC
Recorded As:	RESTRICTIVE COVENANTS		P O BOX 1799
Recorded On:	May 04, 2020		COLUMBIA, SC, 29202
Recorded At:	11:19:14 AM	Received From:	FINKEL LAW FIRM
Recorded By:	CINDY DARBY	Parties:	
Book/Page:	RB 3348: 896 - 899		Direct- RIVER REACH POINTE PROPERTY OWNERS
Total Pages:	4		Indirect- RIVER REACH POINTE

*** EXAMINED AND CHARGED AS FOLLOWS ***

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



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA) FIFTH AMENDMENT TO DECLARATION
) OF COVENANTS, CONDITIONS,
 COUNTY OF BERKELEY) RESTRICTIONS AND EASEMENTS FOR
 RIVER REACH POINTE

This Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for River Reach Pointe ("Covenants") is made and entered into as of the 14th day of April, 2020 in order to evidence amendment of the Covenants.

BACKGROUND

A. "Declaration of Covenants, Conditions, Restrictions and Easements for River Reach Pointe" was recorded in the Register of Deeds office for Berkeley County, South Carolina on March 29, 2005 in Book 4600 at Page 300.

B. "First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for River Reach Pointe" was recorded in the Register of Deeds office for Berkeley County, South Carolina on February 22, 2006 in Book 5382 at Page 215.

C. "Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for River Reach Pointe" was recorded in the Register of Deeds office for Berkeley County, South Carolina on July 20, 2006 in Book 5800 at Page 001.

D. "Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for River Reach Pointe" was recorded in the Register of Deeds office for Berkeley County, South Carolina on August 8, 2016 in Book 2243 at Page 411.

E. The Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for River Reach Pointe, which amends Article IV, Section 8 and Article X, Section 1, has been submitted for recording simultaneously with this Fifth Amendment.

F. Article X, Section 3(b) of the Covenants addresses the process for amending same, and states in relevant part as follows: "[these Covenants] may be amended only by the affirmative vote or written consent, or any combination thereof, of Owners, representing at least 67% of the total Class 'A' votes the Association, and the consent of the Declarant, so long as Declarant has an option to subject additional property to Declaration pursuant to Article Section 5."

G. This Fifth Amendment has been approved as more fully set forth below by an affirmative vote or written consent, or a combination hereof, of at least 67% of the Class A Owners of property subject to the Covenants, as evidenced by the signature of each Class A Owner attached hereto.

[AMENDMENT CONTINUES ON FOLLOWING PAGE]

AMENDMENT

This Fifth Amendment amends the Declaration (DCCRE) by adding a new Article IV, Section 13, which shall state:

* * * *

TRANSFER FEE. A mandatory transfer fee of One Hundred Dollars (\$100.00) shall be paid to the Association upon any transfer or conveyance of title to any Unit. Should this transfer fee not be paid at the time of transfer of title for any reason, it shall be charged to the account of the Unit and shall be collectible by the Association against the current Owner. The amount of the transfer fee may be increased by the Board of Directors without approval by the membership. In accordance with S.C. Code Ann. § 27-1-70(A)(4)(c), the funds collected pursuant to this section shall be used exclusively for purposes authorized in the Declaration, and no part of the funds collected shall be shared with any person or entity other than the Association.

* * * *

Upon recordation thereof, this amendment shall become an integral part of the Covenants of River Reach Pointe.

[END OF AMENDMENT]

[AMENDMENT PROBATE PAGE FOLLOWS]

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

WHEREAS, the Members of Rivers Reach Pointe Property Owners Association, Inc. have determined that the herein to Declaration of Covenants, Conditions, Restrictions and Easements for River Reach Pointe is necessary for the preservation and well-being of the subdivision known as River Reach Pointe, and the requisite number of Owners voted to approve same in accordance with Article X of the Covenants.

In witness whereof, the undersigned has executed this instrument on this, the 14th day of

April, 2020.

Charly Parsons

Witness #1 Signature (not notary)

CHARLY PARSONS

Witness #1 Printed Name

Ashley Wexler

Witness #2 Signature (not notary)

Ashley Wexler

Witness #2 Printed Name

Christine Galster

Christine Galster

President

Rivers Reach Pointe

Property Owners Association, Inc.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

PERSONALLY appeared before me, Ashley Wexler and Charly Parsons the above signed witnesses, who are personally known to me or provided satisfactory evidence of his/her identity, and oath is made that (s)he saw the within named Rivers Reach Pointe Property Owners Association, Inc., sign, seal and as its act and deed, deliver the within instrument, that (s)he, with the other witnesses subscribed above, witnessed the execution thereof, and that neither subscribing witness is a party to or a beneficiary of the transaction.

Acknowledged, sworn to and subscribed before me)

This, the 14th day of April, 2020)

Josh Smith

Notary Public for the State of South Carolina)

My commission expires: 09-04-29)

