

D1361 P0301

FILED

JAN 23 PM 12:37

RECORDING



STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

MODIFICATION OF RESERVATIONS,  
RESTRICTIONS AND COVENANTS

WHEREAS, By Indenture Deed dated November 2, 1983, and recorded in Deed Book D 669 at page 479, Springwood Lake Company, Inc. ("Company"), transferred ownership, responsibility, maintenance, and control of Springwood Lake, the dam and spillway to Springwood Lakeside Individual Property Owners Association, Inc. ("Association"); and,

WHEREAS, paragraph (e) of said Indenture Deed restricts the owner of the Springwood Lake Club property ("Club Property") to the status of associate member of the Association; and,

WHEREAS, use of the Club Property as such was abandoned by sale to Dr. Albert Humphrey on November 7, 1988 as evidenced by Deed recorded in Deed Book D 0912 at page 089 wherein development of single family detached residential dwellings is now permitted; and,

WHEREAS, Dr. Albert Humphrey subsequently sold the property to George A. Brown and Rosalie L. Brown, ("Owner") by Deed recorded in Deed Book D 1293 at page 813, who intend to develop the Club Property to be known as Water's Edge at Springwood Lake; and,

WHEREAS, it is the desire of the Owner that the purchasers of the lots at Water's Edge at Springwood Lake, their heirs, successors and assigns, be granted the status of full membership with all voting and lake privileges of the Association, subject to the Constitution and By-Laws thereof, as well being subject to all other appurtenant conditions, restrictions and covenants; and,

WHEREAS, George A. Brown and Rosalie L. Brown agreed to pay the Six thousand two hundred forty and no/100ths (\$6,240.00) Dollars in initial assessments associated with bringing the Club Property to full membership status; and, in fact, have paid Three thousand one hundred twenty and no/100ths (\$3,120.00) Dollars with the balance to be paid as the lots are sold: and,

WHEREAS, at its general meeting on December 5, 1996, the Association approved the development plans for Water's Edge at Springwood Lake and agreed to grant to the purchasers of the lots at Water's Edge at Springwood Lake, their heirs, successors and assigns, the status of full membership with all voting and lake privileges in the Association:

NOW THEREFORE, for and in consideration of the payment by Owner of Three thousand one hundred twenty and no/100ths (\$3,120.00) Dollars, and the further payment of a like amount as the lots are sold, the Association hereby approves the plans for the development to be known as Water's Edge at Springwood Lake;

JAN 23 1997

**MODIFICATION  
PAGE 2 OF 2**

and, the Reservations, Restrictions and Covenants on the property described in the attached Exhibit A, which are incorporated herein by reference and made a part hereto, are hereby modified to grant full membership status with all voting and lake privileges in the Association to the purchasers of the lots at Water's Edge at Springwood Lake, their heirs, successors and assigns, subject to all the rules, regulations and assessments of the Association, its Constitution, By-Laws and all restrictions, conditions and covenants of record affecting the property.

IN WITNESS WHEREOF, Springwood Lake Company, Inc. and Springwood Lakeside Individual Property Owners Association, Inc., set their hands and seals this 20<sup>th</sup> day of January, 1997.

**WITNESSETH:**

*William J. Buchwal*  
*John E. Way*

Springwood Lakeside Individual  
Property Owners Association, Inc.

BY: *John E. Way*  
John E. Way  
ITS: President  
BY: *Avita C. Kirby*  
ITS: Secretary

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

**PROBATE**

PERSONALLY appeared before me *William J. Buchwal*, who being duly sworn, deposes and says that (s)he saw the within named Springwood Lakeside Individual Property Owners Association, Inc. by John E. Way its President, and by *Avita C. Kirby* its ~~Secretary~~ sign, seal, and as their act and deed, deliver the within written Modification for the uses and purposes therein mentioned, and that (s)he along with *John E. Way* witnessed the execution thereof.

*William J. Buchwal*

SWORN to before me this  
20<sup>th</sup> day of January, 1997.

*John E. Way*  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: 7/12/99

## Exhibit "A"

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being in Richland county, South Carolina, on the west side of U.S. #1, just North of Dentsville, in what is known as Springwood Lake Development, and consisting of five (5) acres, more or less, and being more particularly described as shown on the certain plat of Springwood Lake Development prepared by Joseph Keels, Engineer, and recorded in the office of the R.M.C. for Richland County in Plat Book 11 at pages 378 and 379, and having such metes, bounds, courses and distances as shown thereon. Aforesaid plat is specifically incorporated herein and reference is craved thereto for a more complete and accurate description of the metes, bounds, courses and distances of the property concerned herein, be all measurements a little more or less.

This property also more particularly shown and depicted on that certain plat prepared for George A. Brown and Rosalie L. Brown by survey of Cox and Dinkins, Inc., dated December 15, 1995, and recorded on the Office of the RMC for Richland County in Plat Book 56 at page 0935, said plat showing the property as 3.74 acres, more or less.

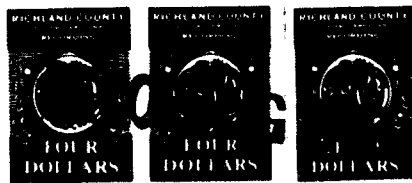
This property also more particularly shown and depicted on that certain Final Plat For Water's Edge at Springwood Lake by Cox & Dinkins, Inc., dated October 14, 1996, to be recorded.

PLAT ATTACHED

D1361 P0304

FILED

JAN 23 PM 12:38



1100

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

REGISTER OF DEEDS  
MESNE CONVEYANCE  
RICHLAND COUNTY, S.C.  
CLARA H. DRYDEN

WHEREAS, George A. Brown and Rosalie L. Brown, are the owners of certain property formerly housing the Club House at Springwood Lake Subdivision located in Richland County, State of South Carolina, hereinafter described; and,

See attached Exhibit "A" for legal description which is incorporated herein by reference and made a part hereto.

WHEREAS, George A. Brown and Rosalie L. Brown intend to develop said property to be known as Water's Edge at Springwood Lake which is to consist of Nine (9) lots as shown on a final plat of Water's Edge at Springwood Lake prepared by Cox & Dinkins, Inc. dated October 14, 1996 attached hereto as Exhibit "B" and incorporated herein by reference and made a part hereto; and,

WHEREAS, it is the purpose and intent of this Easement that Lots Number 1, 2, 3, and 4 of Water's Edge at Springwood Lake be granted access to both the "Private Common Area" and Springwood Lake by way of a private lake access easement, all as shown on Exhibit "B";

NOW THEREFORE, Lots Numbered 1, 2, 3, and 4 of Water's Edge at Springwood Lake, in the County of Richland, State of South Carolina, are hereby subject to the following conditions, easements, covenants and restrictions in addition to those which heretofore may have been imposed upon said lots or which may hereafter be imposed upon said lots:

JAN 23 1997

**WATER'S EDGE AT SPRINGWOOD LAKE--PRIVATE LAKE ACCESS EASEMENT**  
**Page 2 of 2**

1. The owners of Lots 1, 2, 3, and 4 of Water's Edge at Springwood Lake are hereby granted access for ingress and egress to both the Private Common Area and Springwood Lake by way of a Ten (10') foot Private Homeowners Lake Access Easement as shown on Exhibit "B" hereto.

2. The Easement hereby granted shall be unique to and exclusively for the use and the benefit of the owners of Lots 1, 2, 3, and 4, their heirs, successors and assigns; and, not for use by anyone else.

3. The owners of Lots 1, 2, 3, and 4 of Water's Edge shall be equally responsible for the maintenance, repair and upkeep of the Private Common Area and Easement. Said obligation of maintenance, repair and upkeep shall be in addition to any other obligation(s) heretofore imposed. Decisions regarding maintenance, repair and upkeep shall be by three-fourths (3/4) majority vote. Any owner of Lot 1, 2, 3, and 4 who fails to contribute their respective assessed share of these costs within sixty (60) days of notice of the amount due shall be subject to having a lien filed against their respective lot for said amount.

4. The owners of Lots 1, 2, 3, and 4 shall use the Private Common Area and the Easement herein granted with due regard to the rights of each other and their use of the Private Common Area and the Easement; and, shall not use the Private Common Area or Easement or caused to be used the Private Common Area or Easement in any way that will impair the rights of any of these lot owners hereof and no lot owner hereof shall in any way obstruct passage thereon.

5. These conditions, easement, covenants and restrictions shall run with the land and be exclusive to Lots 1, 2, 3, and 4 of Water's Edge at Springwood Lake, their heirs, successors and assigns; and, shall be effective until and unless otherwise terminated in writing or amended in writing by a three-fourths (3/4) majority vote of the then owners of said Lots 1, 2, 3, and 4; PROVIDED, HOWEVER, that until all four (4) lots are sold George A. Brown and Rosalie L. Brown, their heirs, successors and assigns may amend this Easement in writing as may be needed.

6. This Easement is to be hereafter placed in Deeds of conveyance to the future owners of lots 1, 2, 3 and 4.

**WATER'S EDGE AT SPRINGWOOD LAKE -- PRIVATE LAKE ACCESS EASEMENT**  
**Page 3 of 3**

IN WITNESS WHEREOF, George A. Brown and Rosalie L. Brown, have  
 set their hands and seals this 9<sup>th</sup> day of January, 1997.

WITNESSETH:

Linda Fuller  
[Signature]

[Signature]  
 George A. Brown

[Signature]  
 Rosalie L. Brown

STATE OF MARYLAND )

COUNTY OF MONTGOMERY )

**PROBATE**

PERSONALLY appeared before me LINDA FULLER,  
 who being duly sworn, deposes and says that (s)he saw the within  
 named George A. Brown and Rosalie L. Brown, sign, seal, and as  
 their act and deed, deliver the within written Water's Edge at  
 Springwood Lake Private Lake Access Easement for the uses and  
 purposes therein mentioned, and that (s)he along with  
JANI HOPKINS MONTGOMERY witnessed the execution thereof.

Linda Fuller

SWORN to before me this  
9<sup>th</sup> day of January, 1997.

[Signature]  
 NOTARY PUBLIC FOR MARYLAND  
 My Commission Expires: 2/1/98

## Exhibit "A"

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being in Richland county, South Carolina, on the west side of U.S. #1, just North of Dentsville, in what is known as Springwood Lake Development, and consisting of five (5) acres, more or less, and being more particularly described as shown on the certain plat of Springwood Lake Development prepared by Joseph Keels, Engineer, and recorded in the office of the R.M.C. for Richland County in Plat Book 11 at pages 378 and 379, and having such metes, bounds, courses and distances as shown thereon. Aforesaid plat is specifically incorporated herein and reference is craved thereto for a more complete and accurate description of the metes, bounds, courses and distances of the property concerned herein, be all measurements a little more or less.

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MAGNETIC

100 YEAR FLOOD PLAIN EQUALING  
THE FIELD RUN 225.00 ELEVATION CONTOUR.  
(as per a Letter of Map Amendment, LOMA, issued by the  
Federal Emergency Management Agency, Dated September 11, 1988)

PROPERTY LINE

SPRINGWOOD LAKE

8

22,944 SQ. FT. /  
0.53 ACRE

9

18,804 SQ. FT. /  
0.38 ACRE

SPRINGWOOD LAKE

S 16°19'03" E 114.25'

S 71°20'17" E  
N 71°20'12" W

138.94'  
138.94'

AT BLD'G. LINE

75' AT B

S 07°34'27" W 114.10'

S 89°16'10" E  
N 89°16'10" W

S 54°15'10" W



SPRINGWOOD LAKE

S 107°00' E 114.25'

16.80' FT. /  
2.12'

78.70'  
Nail (a) in Fence Post

(1)

BLOCK "L"

D-1361 P-0309

D-1361 P-0311

LEGEND:

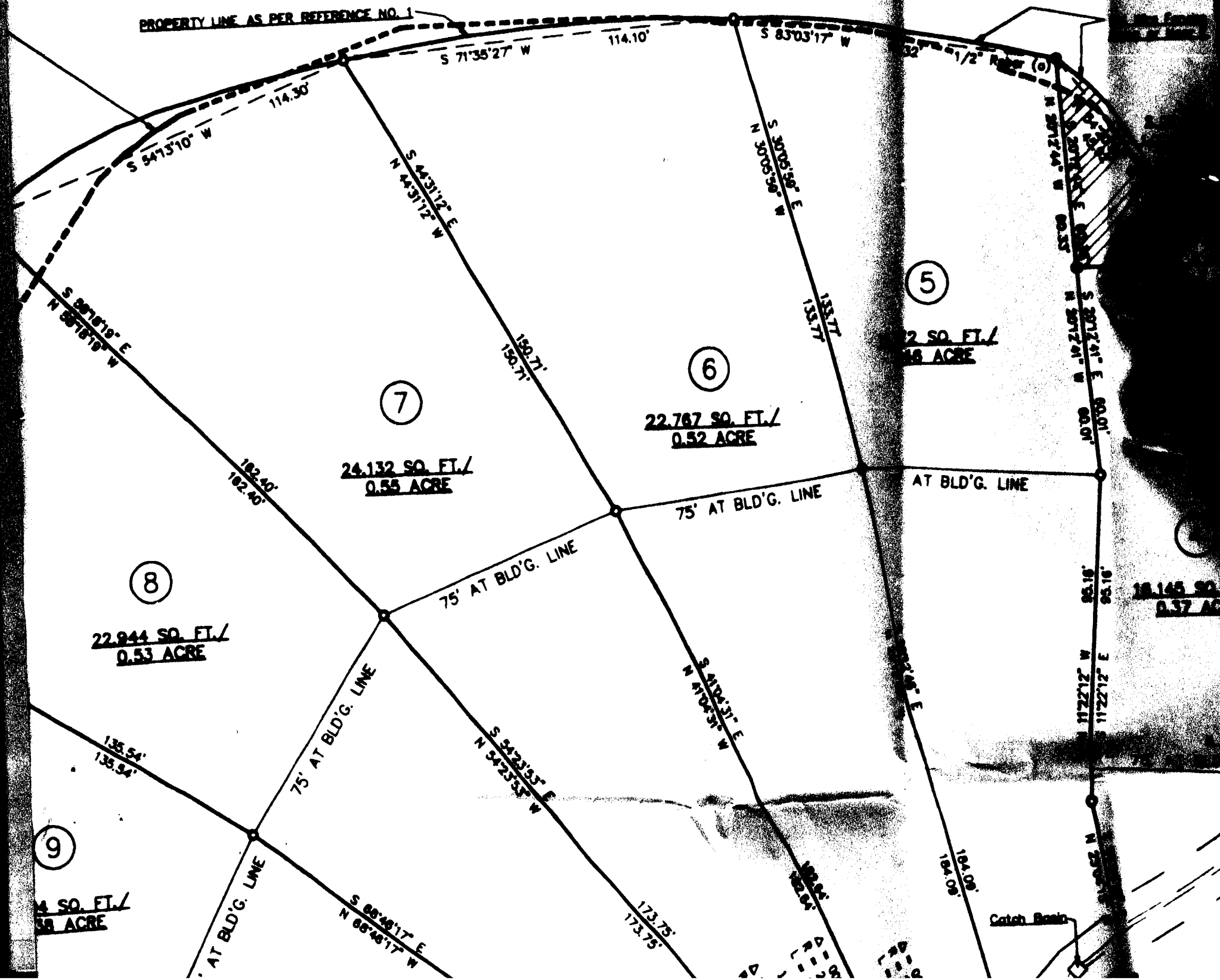
—○— = 5/8"  
(UNLESS OTHERWISE NOTED)

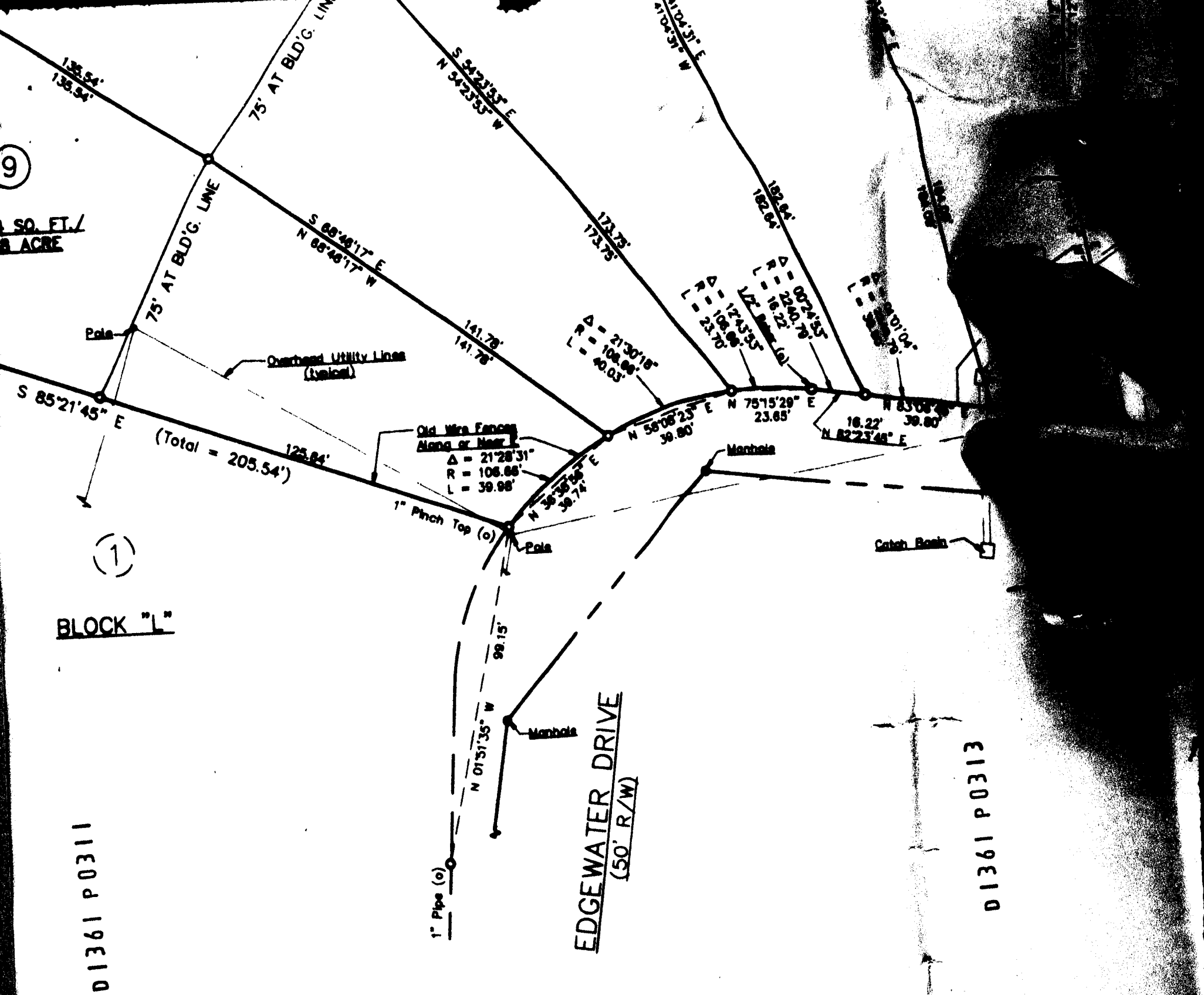
NOTES:

- 1) ROLLING G
- 2) THE LOCATION
- 3) SITE IS ON
- 4) PROPOSED
- 5) TOTAL SITE
- 6) CURRENT SITE
- 7) WE HAVE CO  
AND TO THE  
PROPERTY IS

Exh. b, + "B"

PROPERTY LINE AS PER REFERENCE NO. 1





BLOCK "L"

# LEGEND:

—●— = 5/8" Rod (n)  
(UNLESS OTHERWISE NOTED)

## NOTES:

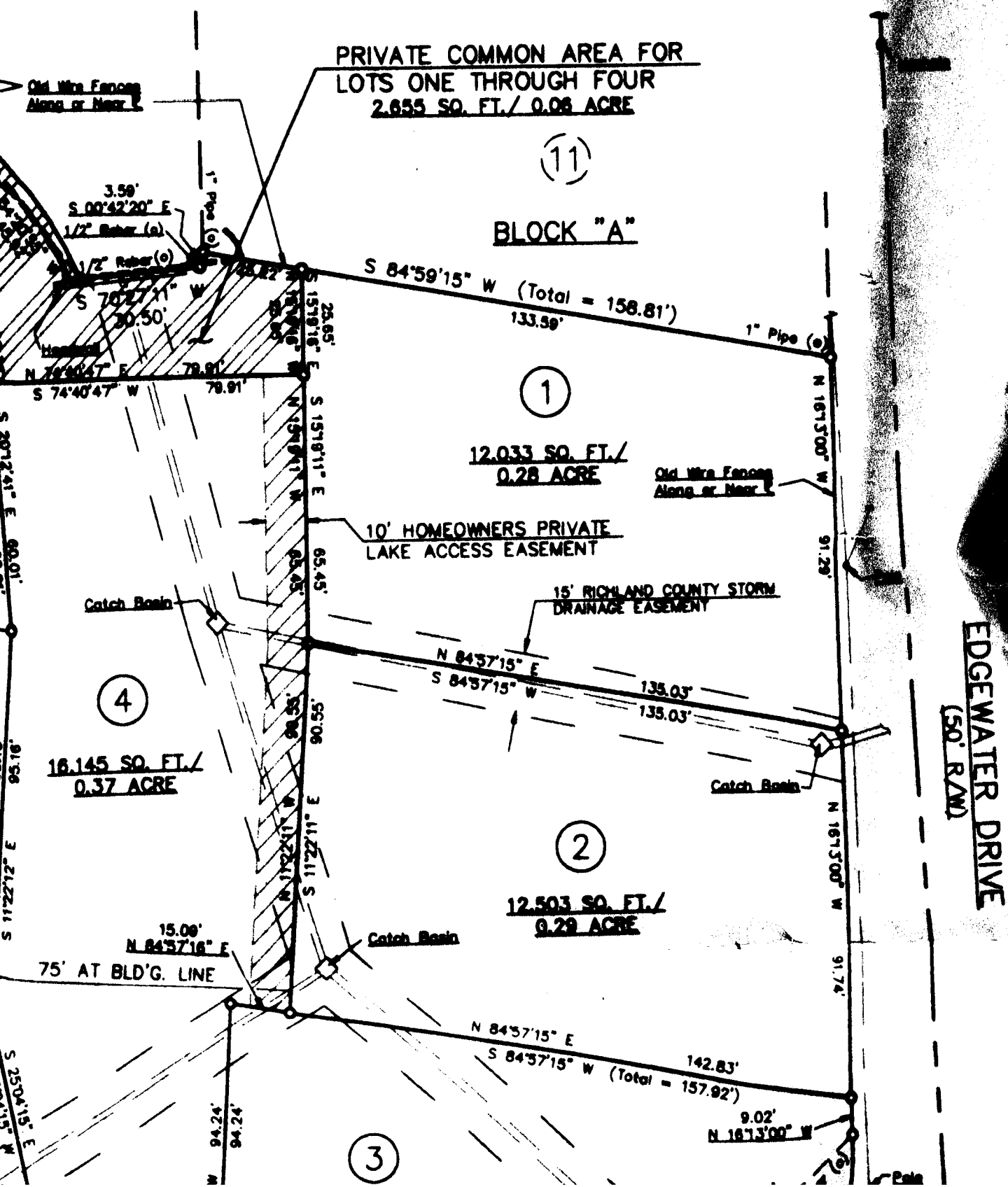
- 1) RICHLAND COUNTY TAX MAP SHEET NO. 17008-03-10.
- 2) THE LOCATIONS OF OTHER UNDERGROUND UTILITIES ARE UNKNOWN.
- 3) SITE IS CURRENTLY PARTIALLY DEVELOPED.
- 4) PROPOSED DEVELOPMENT IS NINE SINGLE FAMILY RESIDENTIAL LOTS.
- 5) TOTAL SITE AREA = 3.74 ± ACRES.
- 6) CURRENT SITE ZONING IS RS-1.
- 7) WE HAVE CONSULTED FIRM PANEL 45079C0105 G EFFECTIVE DATE: JANUARY 19, 1994 AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE".

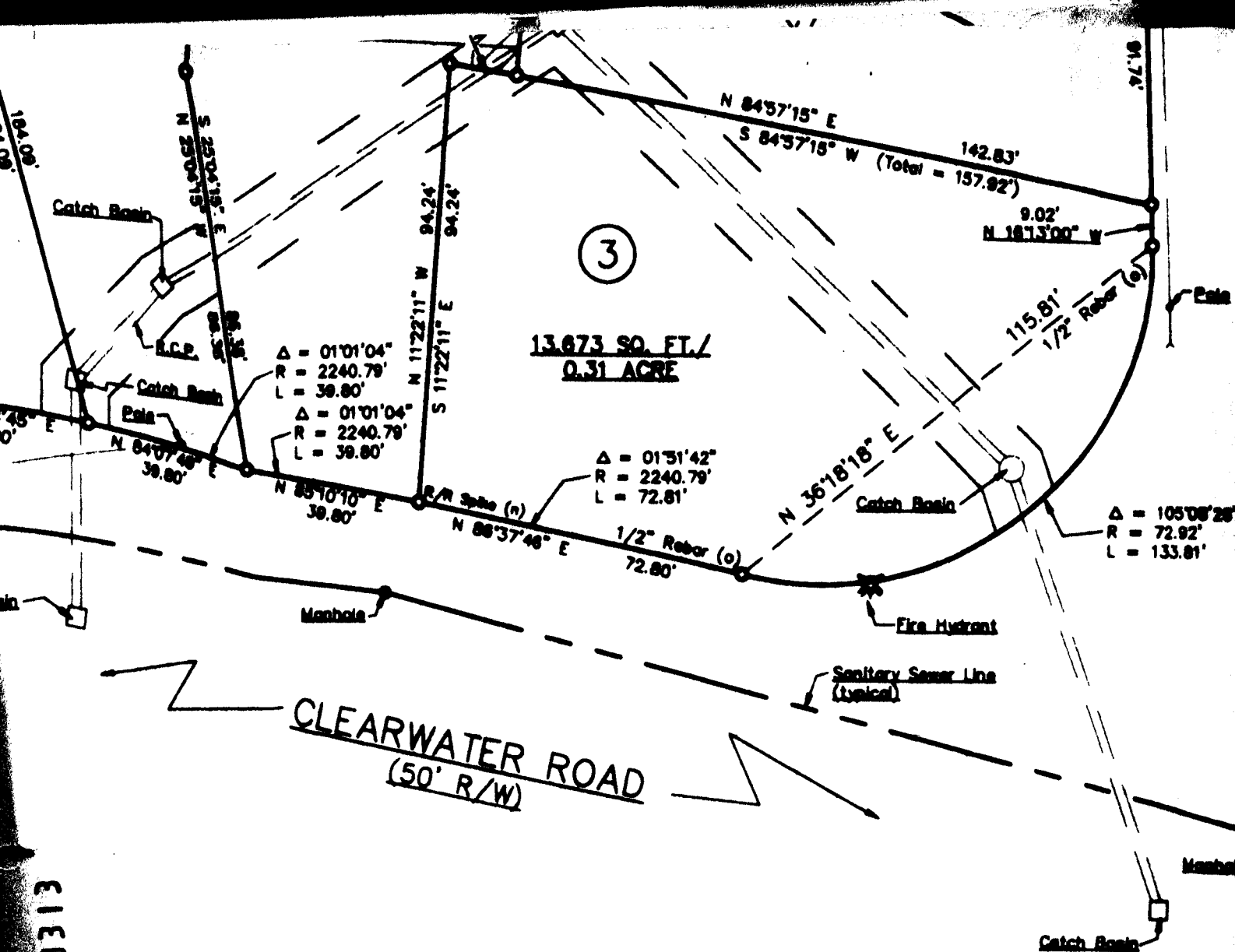
## REFERENCES:

- 1) MAP OF SPRINGWOOD LAKE DEVELOPMENT, BY [REDACTED], REVISED JULY 30, 1988, AND RECORDED IN THE COUNTY PLAT BOOK NO. 11, PAGES 378 & 379.
- 2) PLAT PREPARED FOR DR. ALBERT HUMPHREY, BY [REDACTED].

D1361 P0311

D1361 P0313





I HEREBY CERTIFY  
AND CORRECT  
SUBDIVISION  
THE SPECIFICATIONS

DATE

# WATER'S EDGE at RICHLAND COUNTY, GEORGIA

DATE:  
OCTOBER 14, 1996

**COX and DINKINS**  
ENGINEERS  
614 Holly Street, Columbus, GA 31906  
(803) 251-1234

Project No:

WOOD LAKE DEVELOPMENT, BY JOSEPH KEELS, ENGINEER & SURVEYOR, DATED MAY 7, 1958,  
AND RECORDED IN THE OFFICE OF REGISTER OF MESNE CONVEYANCE FOR RICHLAND  
COUNTY, GEORGIA, BOOK NO. 11, PAGES 378 & 379.  
FOR DR. ALBERT HUMPHREY, BY COX and DINKINS, INC., DATED SEPTEMBER 12, 1988.

D1361 P0313

01361 P0315

VI UN 1 UN 20

VI-1-BULLS 3011 705 10 10-1000 10 10 10-1000 10 10 10-1000 10 10 10-1000

2000 1000 1000

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

DATED: OCTOBER 14, 1996

*Gene Dinkins*  
REG. LAND SURVEYOR  
& PROF. ENGINEER  
NO. 6284

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP NO. 108 LAST REVISED JULY 17, 1996, AND A LETTER OF MAP AMENDMENT, DATED SEPTEMBER 11, 1996, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, A MINOR REAR PORTION OF THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONE AE.

**DEVELOPER:**  
GEORGE A. BROWN  
1680 EAST GUDE DRIVE  
ROCKVILLE, MARYLAND 20850  
TEL. NO. (301) 340-7860

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown.

FINAL  
PLAN PREPARED FOR

EDGE at SPRINGWOOD LAKE

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

96

Scale: 1" = 30'



K and DINKINS, INC.

ENGINEERS • SURVEYORS

City Street, Columbia, South Carolina - 29205  
(803) 254-0518

Sheet No. \_\_\_\_\_ of \_\_\_\_\_

*Gene Dinkins*  
REG. LAND SURVEYOR  
& PROF. ENGINEER  
NO. 6284

**LOCATION MAP**

SCALE: 1" = 1,000'

REFERENCES

- 1) MAP OF WINDWOOD LAKE IN COUNTRY PLAT BOOK NO. 11
- 2) PLAT REWARDED FOR DR. ALAN

1994 10380

**Abstract**

**EDGEWATER DRIVE**  
**(50' R/W)**

01301P0310

184.09  
184.09