

D1361 P0301

FILED

23 PH 12:37



RECORDED
MODIFICATION OF RESERVATIONS,
RESTRICTIONS AND COVENANTS

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND
MESNE CONVEYANCE
RICHLAND COUNTY, S.C.
RICHARD M. LAMBERT

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/100 ths (\$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/100 ths (\$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/100 ths (\$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
169270

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 20th day of January, 1997.

WITNESSETH:

Springwood Lakeside Individual
Property Owners Association, Inc.

BY: John E. Way
John E. Way

ITS: President

BY: Anita C. Kirby

ITS: Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PROBATE

PERSONALLY appeared before me William J. Buckner!, 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 Anita 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 C. Gandy witnessed the execution thereof.

SWORN to before me this
20th day of January, 1997.

John C. Gandy
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 2/17/29

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

D 136-1 P 0304

P.I.D.

JAN 23 PH 12:38



STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

WATER'S EDGE AT SPRINGWOOD LAKE
PRIVATE LAKE ACCESS EASEMENT
MESNE CONVEYANCE
RICHLAND CNTY, S.C.
S. A. H. DRAKE

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
169271

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.

01361 P 0306

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 9th day of January, 1997.

WITNESSETH:

Linda Fuller
Jeanne M. Pugh

George A. Brown
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 JAN HOPKINS MONTGOMERY witnessed the execution thereof.

Linda Fuller

SWEORN to before me this
9th day of January, 1997.

NOTARY PUBLIC FOR MARYLAND
My Commission Expires: 10/1/98

01361 P0307

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.

01361 P0308

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, 1986)

BROTHMAN LINE

SPRINGWOOD LAKE

8

22,944 SQ. FT./
0.53 ACRE

SPRINGWOOD LAKE

S 16° 19' 03" E 114.25'

16,604 SQ. FT./
0.39 ACRE

9

AT BLDG LINE

SPRINGWOOD LAKE

S 187.00' E
11.25'

16.60 FT.
0.00

Mark (o) in Fence Post
72.70'

(1)

BLOCK "L"

5-1361 P0309

LEGEND:

— o — S/W
(UNLESS OTHERWISE)

NOTES:

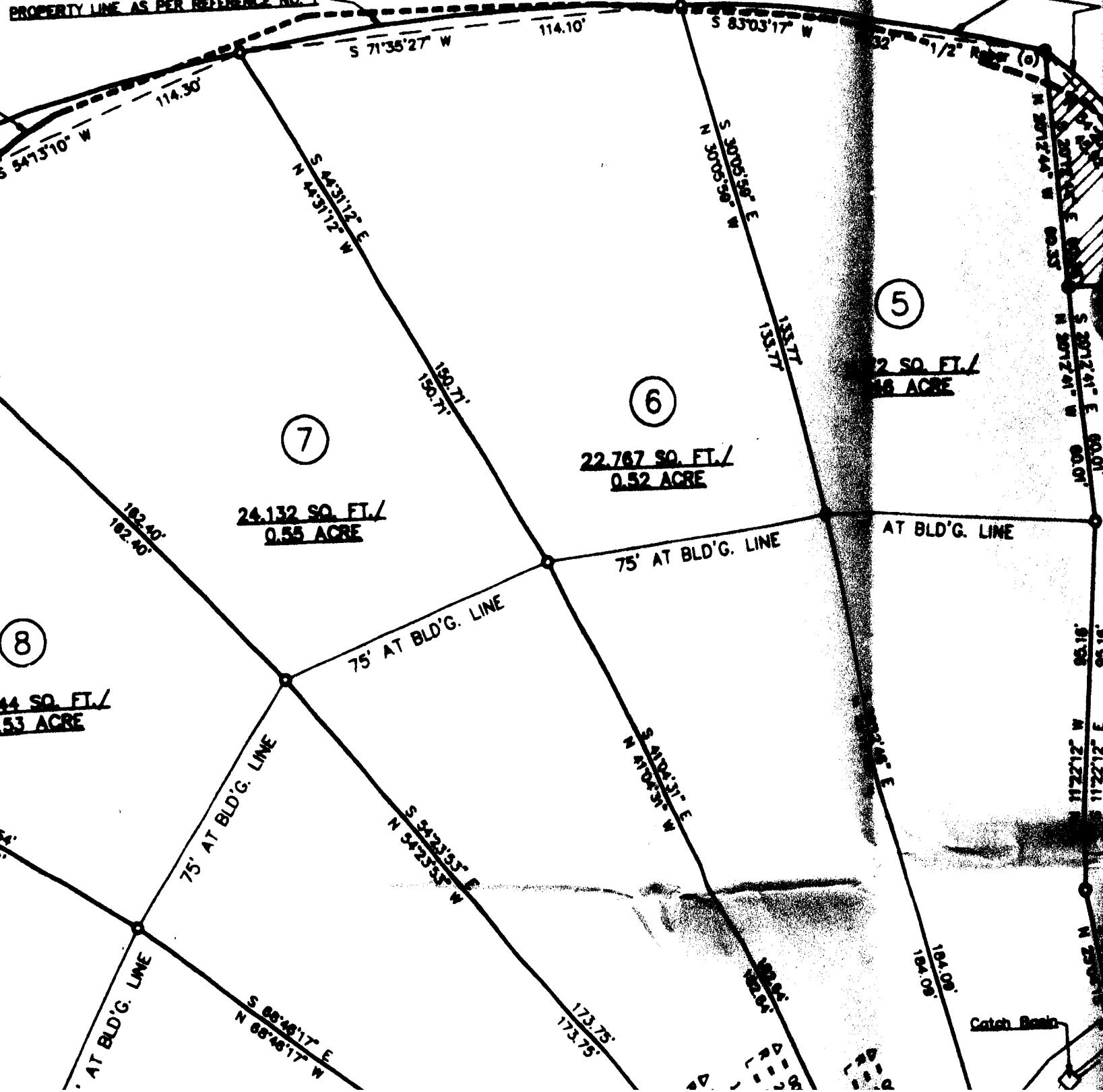
- 1) IRONLAND S.
- 2) THE LOGS
- 3) SITE OF
- 4) THE
- 5) THE
- 6) CURRENT
- 7) WE HAVE ON
AND TO THE
PROPERTY K.

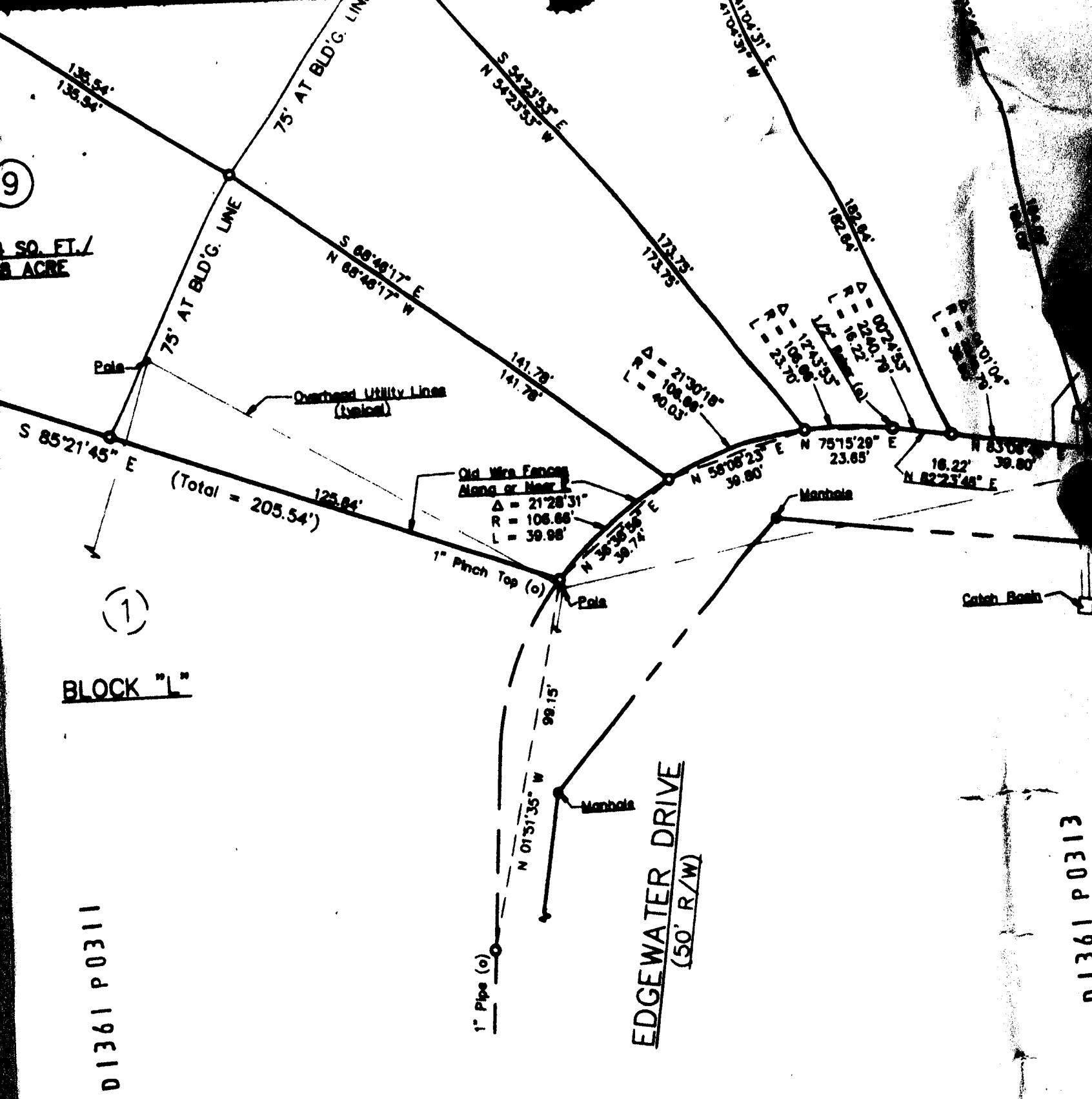
D1361 P0310

Ech. h, t " 13"

SPRINGWOOD LAKE

PROPERTY LINE AS PER REFERENCE NO. 1





D 1361 P 0311

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
REVISED JULY 30, 1958, AND RECORDED IN THE
COUNTY PLAT BOOK NO. 11, PAGES 378 &
2) PLAT PREPARED FOR DR. ALBERT HUMPHREY.

Old Wire Fence
Along or Near

PRIVATE COMMON AREA FOR
LOTS ONE THROUGH FOUR
2,655 SQ. FT. / 0.06 ACRE

(11)

BLOCK "A"

S 84°59'15" W (Total = 158.81')
133.59'

1" Pipe (e)

(1)

12,033 SQ. FT.
0.28 ACRE

Old Wire Fence
Along or Near

10' HOMEOWNERS PRIVATE
LAKE ACCESS EASEMENT

15' RICHLAND COUNTY STORM
DRAINAGE EASEMENT

N 84°37'15" E
S 84°37'15" W

135.03'

135.03'

(4)

16,145 SQ. FT.
0.37 ACRE

Catch Basin

Catch Basin

(2)

12,503 SQ. FT.
0.29 ACRE

Catch Basin

15.00'
N 84°37'15" E

75' AT BLD'G. LINE

N 84°37'15" E
S 84°37'15" W (Total = 157.92')
142.83'

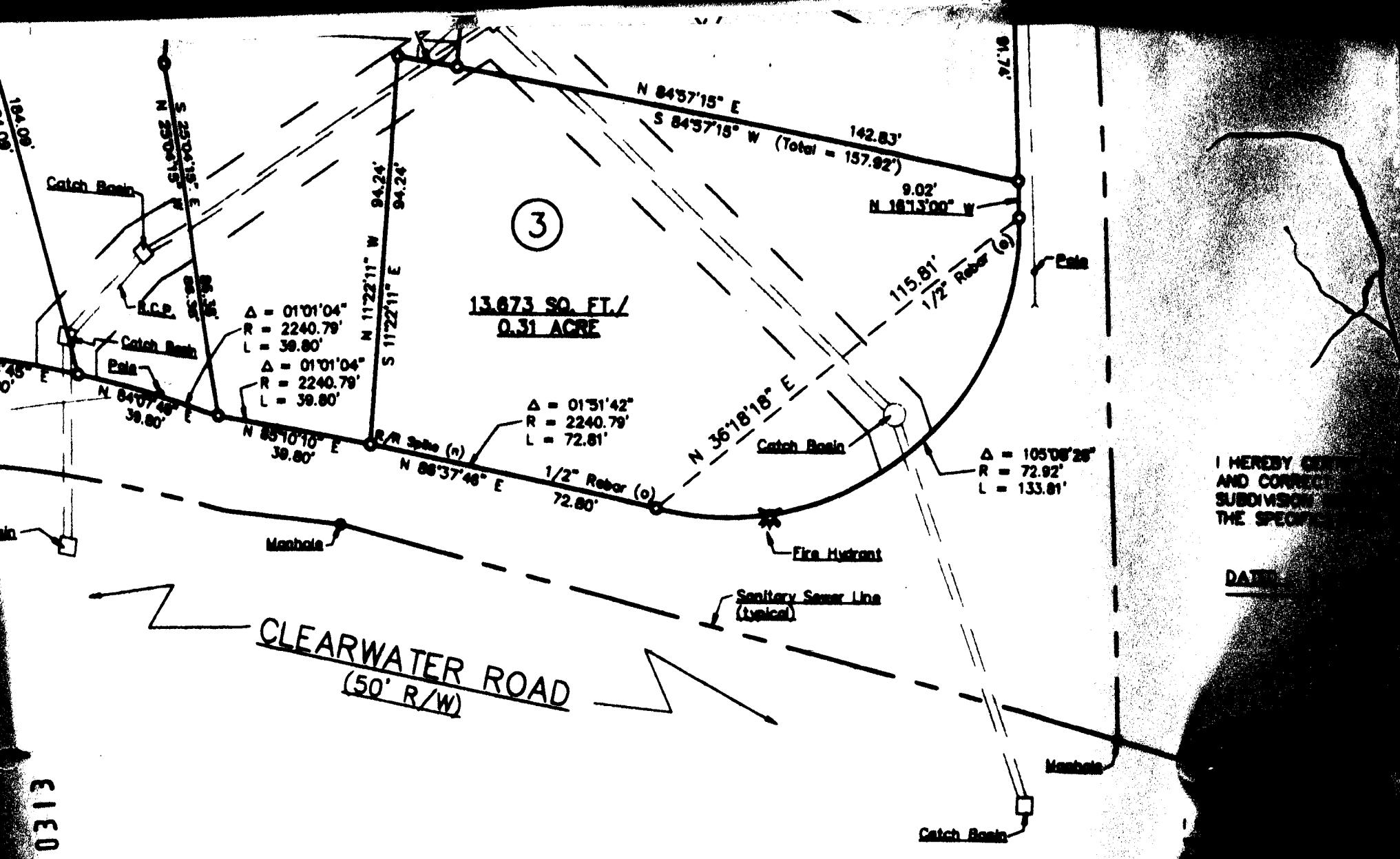
9.02'
N 161.3' 00" W

(3)

EDGEWATER DRIVE
(50' R/W)

S 25°04'15" E
9.24'

9.24'



PLAT
WATER'S EDGE at

RICHLAND COUNTY

DATE:
OCTOBER 14, 1986

Scale:

COX and

ENGINEERS INC

614 Holly Street; Columbus, Inc.
(803) 221-2321

Project No:

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

D 361 P 0215

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. 6264

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP NO. 105 LAST REVISED JULY 17, 1988, AND A LETTER OF MAP AMENDMENT, DATED SEPTEMBER 11, 1988; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, A MINOR REAR PORTION OF THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONE AE.

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.

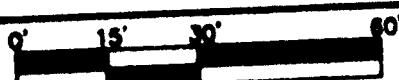
FINAL
PLAN PREPARED FOR

EDEN at SPRINGWOOD LAKE

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

96

Scale: 1" = 30'



K and DINKINS, INC.

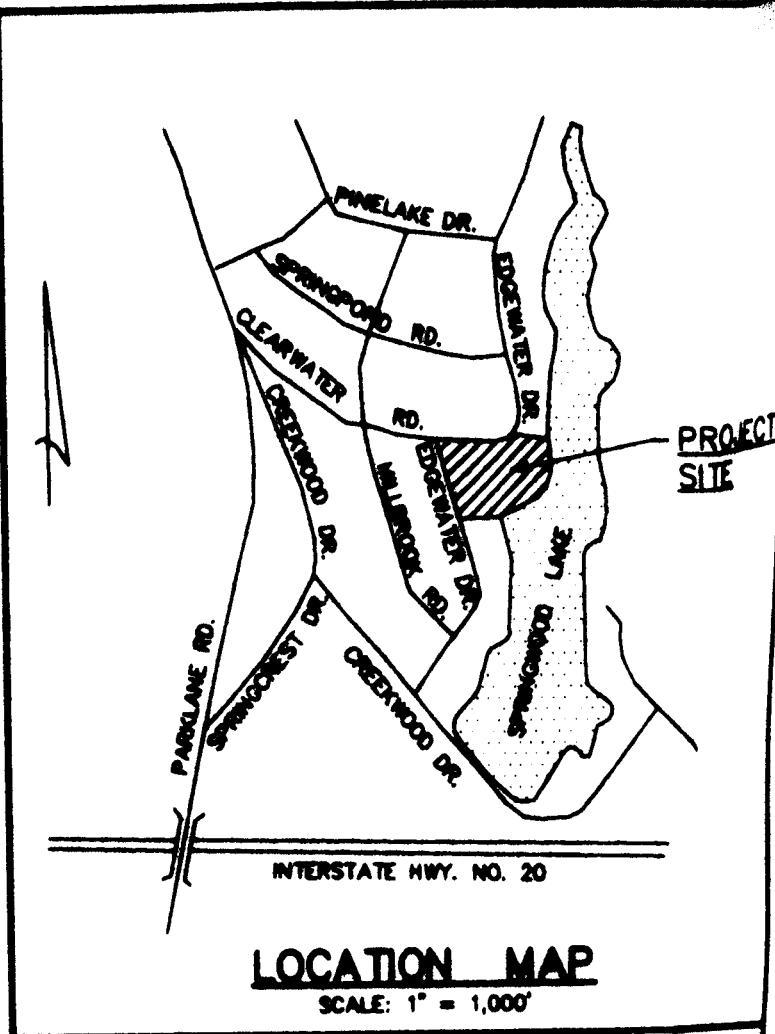
ENGINEERS • SURVEYORS

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

Sheet No. of

Gene Dinkins
REG. LAND SURVEYOR
& PROF. ENGINEER
NO. 6264

D1361 P0314



1) MAP OF CREEKWOOD LAKE IN
REVERSEULLY, ST. 11, Twp. 11 AND
COUNTY OF MUSKOKA, ONTARIO, NO. 11
2) PLAT PROVIDED FOR NO. 11
MAY 18, 1994

REFERENCES

D1361 P0314

EDGEWATER DRIVE
(50' RAM)