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STATE OF SOUTH CAROLINA)
)
) FOURTH AMENDMENT OF RESTRICTIVE
) COVENANTS FOR LONGVIEW SUBDIVISION
COUNTY OF KERSHAW) ELGIN, SOUTH CAROLINA

THIS DECLARATION made and published this 13th of April, 2021, by the Board of Directors ("Board") of the Longview of Elgin Owners Association ("Association"), the duly elected board of directors of the homeowners' association established for property identified as the Longview Subdivision in the original covenants recorded in the office of the Register of Deeds for Kershaw County in Deed Book 3342 at page 45 on February 24, 2015 ("Original Covenants"). The authority to execute this document was vested in the Board as specifically set forth therein.

WITNESSETH:

WHEREAS, the original set of Restrictive Covenants for Longview Subdivision was dated February 23, 2015 and recorded in Book 3342, at page 45, and the First Amendments thereto date March 3, 2015 and recorded in Book 3345 a page 32, and the Second Amendments thereto dated April 20, 2015 and recorded in Book 3367 at page 94, and the Third Amendments thereto dated February 6, 2018 and recorded in Book 3814 at page 178, references being to the office of the Register of Deeds for Kershaw County; and,

WHEREAS, the Board desires to amend the Original Covenants to permit Owners of Lots to build and use recreational fire pits not permitted under the prior Covenants; and

WHEREAS, the amendment was approved by the affirmative vote by the Owners of Lots in November 2020, conducted via mail and the special meeting of the Association held on November 14, 2020, pursuant to the requirements of Article VIII of the Original Covenants;

NOW, THEREFORE, for and in consideration of the premises and the benefits to be derived by the current owners and each and every subsequent owner of any of the parcels encumbered hereby, the Original Covenants are hereby amended to reflect the following changes which will apply to all of the property subject to the restrictions and to all persons owning said parcels lying adjacent to Smyrna Road or Wildwood Lane, or any of them after:

1. Article VII, Section 16, Fires, is hereby amended to read as follows:

“No outdoor fire shall be built within the development unless the following standards are met:

- (a) A homeowner may build a fire on their property if the fire is contained in a fire pit, patio fireplace, or other suitable receptacle that is designed to contain and control the fire in a safe and reasonable manner. The use of burn barrels is not permitted.
- (b) The fire must have a minimum area of 36 inches cleared of all burnable materials outside the fire ring, and shall be located a minimum of 15' from any structure or property line.
- (c) Any homeowner who builds a fire must supervise the fire at all times until the fire is extinguished.
- (d) A homeowner may not burn household trash, garage or debris, with the exception of organic yard materials such as leaves and wood.

Outdoor grilling shall be done with the greatest of care in view of fire and smoke hazards and general pollution.”

2. Invalidation of any of the original covenants or any amendments by judgment of court order shall in no way affect any of the other provisions which shall remain in full force and affect.

IN WITNESS THEREOF, the undersigned Declarant, through its authorized officer, has duly executed this Amendment of the Restrictive Covenants on the date written above.

IN THE PRESENCE OF:



Witness #1

Longview of Elgin Owners Association



Witness #2


By: Renee Hutchison, President

STATE OF SOUTH CAROLINA)
)
COUNTY OF KERSHAW) ACKNOWLEDGMENT

I, Shannon A. Wiley, Notary Public for the State of South Carolina, do hereby certify that Longview of Elgin Owners Association, by and through Renee Hutchison, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn to before me this 13th day of April, 2021.

[Signature]
Notary Public of South Carolina
My Commission Expires: 2/7/2029

