

ARTICLE V

COVENANTS FOR ASSESSMENTS

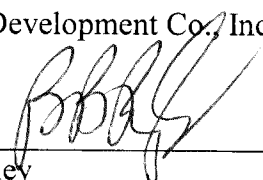
Section 1. **Creation of the Lien and Personal Obligations of Assessments.** The Company covenants, and each Owner of any Residential Lot or Family Dwelling Unit, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to all the terms and provisions of this Declaration and to pay to the Association: (1) A one-time initiation fee of \$350.00; (2) regular annual assessments or charges; and (3) special assessments or charges for the purposes set forth in this Article, such assessments to be fixed, established and collected from time to time as hereinafter provided. The regular annual assessment and special assessments together with such interest thereon and cost of collection therefore as hereinafter provided, shall be a charge and continuing lien on the real property and improvements thereon against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the Owner of such real property at the time when the assessment first became due and payable. In the case of co-ownership of a Residential Lot or Family Dwelling Unit, all of such co-owners shall be jointly and severally liable for the entire amount of the assessment.

This Amendment is made and entered into this 12th day of JANUARY, 2021.

Sworn to and subscribed
Before me this 12th day of
January, 2021.



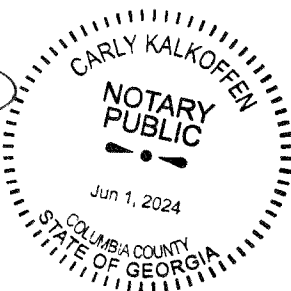
Witness

Beazley Development Co., Inc.


Bill Beazley (L.S.)
As its: President



Notary Public
My commission expires: 6/1/2024

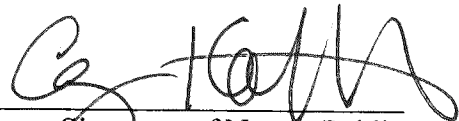


STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

STATE OF GEORGIA)
COUNTY OF COLUMBIA)

I, CARLY KALKOFFEN, a Georgia notary public, do hereby certify that BILL BEAZLEY personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the 12th day of January, 2021.



Signature of Notary Public

