

THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC.

NINTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
OF PROTECTIVE COVENANTS DATED SEPTEMBER 4, 2014

This Ninth Amendment to the Amended and Restated Declaration of Protective Covenants of THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC., is made this the 11 day of APRIL, 2022, by THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC. (hereinafter the "Association").

WITNESSETH:

WHEREAS, the Association has recorded those certain Amended and Restated Bylaws of the Association in Record Book 4521, Page 292, Aiken County Records (hereinafter the "Bylaws");

WHEREAS, the Association has recorded those certain Amended and Restated Protective Covenants of the Association in Record Book 4519, Page 2260 and further amended by instruments recorded in Record Book 4528, Page 1520, Record Book 4536, Page 222, Record Book 4588, Page 921, Record Book 4611, Page 528, Record Book 4669, Page 1105, and Record Book 4676, Page 1264, Aiken County Records (hereinafter the "Covenants");

WHEREAS, the Association has recorded that certain Sixth Amendment to the Amended and Restated Declaration of Protective Covenants and First Amendment to the Amended and Restated Bylaws of the Association in Record Book 4707, Page 1748; and

WHEREAS, the Association has recorded that certain Seventh Amendment to the Amended and Restated Declaration of Protective Covenants and Second Amendment to the Amended and Restated Bylaws of the Association in Record Book 4798, Page 85; and

WHEREAS, the Eighth Amendment to the Covenants, RB 4973, Page 519, provides that the Covenants may be amended by a majority vote of the members;

NOW THEREFORE, the Association hereby deletes Article VI(4) of the Covenants and a new Article VI(4) is substituted to read as follows:

4. Capital Contribution

Upon the sale of any real property which is subject to these Covenants, the purchaser of said property shall pay to the Association, at the time of closing, a one-time Capital Contribution of Three Thousand and No/100 Dollars (\$3,000.00) per parcel purchased to be used for maintenance of all existing assets and amenities of the Association. This Capital Contribution fee may be increased by the Board, annually. The annual increase shall not exceed five percent (5%) of the previous year's fee. The Capital Contribution fee shall be fixed by the Board prior to the beginning of each new calendar year.

