

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2022001660		
Receipt Number:	139001	Return To:	CAPELL LAW FIRM
Recorded As:	RESTRICTIONS		
Recorded On:	January 20, 2022		
Recorded At:	10:35:45 AM	Received From:	CAPELL LAW FIRM
Recorded By:	NW	Parties:	
Book/Page:	RB 13937: 353 - 357		Direct- FIELDVIEW HOMEOWNERS ASSOCIATION INC
Total Pages:	5		Indirect- FIELDVIEW SUBDIVISION

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

**FOURTH AMENDMENT TO THE RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR FIELDVIEW SUBDIVISION**

Whereas, this is the Fourth Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fieldview Subdivision (“this Amendment”).

Whereas, the Fieldview Homeowners Association, Inc. (“Association”) is constituted to provide and charged with the operation, care, upkeep and maintenance of the Association and its property as provided for in:

- a) the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fieldview, as amended, (“Declaration”) recorded April 25, 2007, in Book 5984 at Page 196, with the Dorchester County Register of Deeds;
- b) the Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fieldview Subdivision (“1st Declaration Amendment”) recorded January 28, 2011, in Book 7783 at Page 100, with the Dorchester County Register of Deeds;
- c) the Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fieldview Subdivision (“2nd Declaration Amendment”) recorded January 8, 2019, in Book 11700 at Page 5, with the Dorchester County Register of Deeds; and
- d) the Third Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fieldview (“3rd Declaration Amendment”) recorded January 14, 2020, in Book 12278 at Page 41, with the Dorchester County Register of Deeds.
- e) The Declaration, 1st Declaration Amendment, 2nd Declaration Amendment, and 3rd Declaration Amendment may be collectively referred to as “Declarations.”

After recording, return to:
Capell Thomson, LLC
321 E. Bay Street
Charleston, SC 29401
(843) 501-0423

- f) The Articles of Incorporation, Declaration, Bylaws, 1st Declaration Amendment, 2nd Declaration Amendment, 3rd Declaration Amendment, and any promulgated rules, regulations and guidelines, and any amendments and supplements to any of them, collectively referred to as “Governing Documents.”

Whereas, Article 9, Section 9.1 of the Declarations provides that the Declarations may be amended by the approval of “a vote of not less than seventy-five (75%) percent of the then existing Board of Directors”; and

Whereas, at a special meeting on November 9, 2021, this Amendment was put to a vote of the Directors. The required quorum was present and this Amendment was approved by the requisite number of Directors.

Now, therefore, in order to protect and preserve a safe, secure, valued and attractive community, to maintain good order and property values, and to promote the common good, the Declarations are hereby amended, and any prior amendments to any of them are hereby amended as follows.

1. The foregoing recitals are and shall be deemed material and operative provisions of this Amendment and not mere recitals and are fully incorporated herein by this reference.

2. All capitalized terms used herein shall have the same meaning ascribed to them in the Governing Documents.

AMENDMENTS TO DECLARATION

3. Section 1.1.23 of Article 1 of the Declarations is hereby amended by the deletion of the language of 1.1.23 and its replacement in its entirety with the following new language, in bold:

1.1.23. “Working Capital” means the funds collected by the Association pursuant to Section 6.3.

4. Section 6.3 of Article 6 of the Declarations is hereby amended by the deletion of the language of 6.3 and its replacement in its entirety with the following new language, in bold:

6.3 WORKING CAPITAL ASSESSMENT

Each Owner who purchases a Lot or residence situated within the Property shall pay to the Association at the

closing of such purchase a one time Working Capital Assessment in the amount of one-fourth of one percent (0.25%) of the price of such purchase.

5. Except as expressly modified by this Amendment, the Governing Documents shall remain in full force and effect.

6. This Amendment shall be effective beginning February 1, 2022 and does not apply retroactively to purchases closed prior to that date.

In witness whereof, Fieldview Homeowners Association, Inc. has caused this instrument to be executed this 14th day of December, 2021.

SIGNATURES ON FOLLOWING PAGE

WITNESS:

FIELDVIEW HOMEOWNERS ASSOCIATION, INC.

[Signature]
[Signature]

By: [Signature]
Carson Burgess
Its: President

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Carson Burgess, President of Fieldview Homeowners Association, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 14th day of December, 2021.

[Signature]
WITNESS

SWORN TO AND SUBSCRIBED before me this 14th day of December, 2021.

[Signature]

Notary Public, State of SC
My Commission expires: March 26, 2025

