

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ADDENDUM TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LISMORE VILLAGE REGARDING THE MAXIMUM ANNUAL ASSESSMENT (Original Declaration recorded in Deed Book 2242 at Page 1633)

THIS ADDENDUM TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR LISMORE VILLAGE REGARDING THE MAXIMUM ANNUAL ASSESSMENT (“*Addendum*”) is made on the Execution Date (hereinafter defined) by the Members of the Lismore Homeowners’ Association, Inc. (“*Association*”).

WHEREAS, THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR LISMORE VILLAGE dated and recorded December 20, 2006, in the Office of the Register of Deeds for Greenville County in Deed Book 2242 at Page 1633 (“*Declaration*”); and

WHEREAS, Article V, Section 3 of the Declaration provides for a maximum annual assessment of One Hundred Ten and NO/100ths (\$110.00) per Lot; and

WHEREAS, at the inception of the community in 2007, the Declarant Eastwood Homes began levying a monthly assessment in the amount of \$110.00 per Lot; and

WHEREAS, on 2-21, 2018, the Board of Directors noticed a Special Meeting of the Membership for the purposes of (1) authorizing an increase to the maximum annual assessment for the Association retroactive to 2007, and (2) ratifying the assessments levied from 2007 to the present; and

WHEREAS, the meeting was conducted entirely by ballot as set forth in Section 33-31-708 of the South Carolina Code of Laws; and

WHEREAS, Article V, Section 3(b) authorizes an increase in maximum annual assessments without limitation if such increase is approved by Members entitled to no less than sixty-seven (67%) percent of all the votes to which Members are entitled; and

WHEREAS, 82 Members were entitled to vote; therefore 41 ballots were required to establish a quorum pursuant to Article V, Section 6; and

WHEREAS, sixty-two (62) Members returned ballots before the stated deadline of April 29, 2018, with sixty-one (61) Members voting in favor and one (1) Member voting against; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that having met the foregoing requirements, the Association hereby declares the following:


1. The Membership has authorized an increase in the maximum annual assessment retroactive to 2007; and
2. The Membership has ratified the assessments levied from 2007 to the Execution Date hereof.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the duly-authorized officers of the Association hereby affirming that Members representing at least sixty-seven percent (67%) of the votes to which Members are entitled have approved this Addendum on the signature date(s) below ("**Execution Date**"). In the event the dates of signature below are different, the latest (i.e., most recent) of said signature dates shall constitute the Execution Date of this Addendum. In order to facilitate execution, this Addendum may be executed in multiple counterparts, which shall together constitute one original instrument.

SIGNED SEALED AND DELIVERED
in the presence of:

**LISMORE VILLAGE HOMEOWNERS'
ASSOCIATION, INC.**



(witness #1)

By: RICHARD A. FALCONER (SEAL)

Amanda Galschinsky
(witness #2)

Name: Richard A. Falconer

Its: President

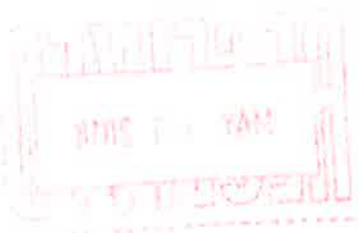
STATE OF SOUTH CAROLINA)
)
COUNTY OF Mecklenburg)

ACKNOWLEDGMENT

I, Lisa McDowell, Notary Public for the State of South Carolina, do hereby certify that the above-signed authorized signatory for **LISMORE VILLAGE HOMEOWNERS' ASSOCIATION, INC.** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn and subscribed before me this
9th day of May, 2018

Lisa M. McDowell (SEAL)
Notary Public for South Carolina
My Commission Expires: 9-21-2020



SIGNED SEALED AND DELIVERED
in the presence of:

[Signature]
(witness #1)

Aminda Gual...
(witness #2)

**LISMORE VILLAGE HOMEOWNERS'
ASSOCIATION, INC.**

By: RICHARD A. FALCOWSKI (SEAL)

Name: Michael A. Falow

Its: Treasurer

STATE OF SOUTH CAROLINA)
COUNTY OF Mecklenburg)

ACKNOWLEDGMENT

I, Lisa McDowell, Notary Public for the State of South Carolina, do hereby certify that the above-signed authorized signatory for **LISMORE VILLAGE HOMEOWNERS' ASSOCIATION, INC.** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn and subscribed before me this
9th day of May, 2018.

Lisa M McDowell (SEAL)
Notary Public for South Carolina
My Commission Expires: 9-21-2020

