



2021037435

RESTRICTIVE COVENANTS AMEND  
RECORDING FEES \$25.00

PRESENTED & RECORDED:

06-29-2021 03:03:04 PM

BK: RB 19390

DAVID HAMILTON

CLERK OF COURT

YORK COUNTY, SC

PG: 372 - 378

BY: REGINA FRUITT CLERK

Drawn by and after recording, return to:  
Spencer & Spencer, P.A. (CLW)  
226 East Main Street, Suite 200  
Rock Hill, South Carolina 29731-6790

**TWENTIETH SUPPLEMENT TO MASTER COVENANTS, CONDITIONS,  
EASEMENTS, AND RESTRICTIONS FOR RIVERWALK**

THIS TWENTIETH SUPPLEMENT TO MASTER COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR RIVERWALK (this "Twentieth Supplement") is made as of this 25 day of June, 2021, by THE GREENS OF ROCK HILL, LLC, a South Carolina limited liability company ("Declarant") whose address is 998 Riverwalk Parkway, Suite 202, Rock Hill, South Carolina 29730. BOOS - ROCK HILL I LLC, a Florida limited liability company, owns the property subject hereto, and joins herein to consent to the making and terms hereof.

**BACKGROUND STATEMENT**

A. Declarant made those certain Master Covenants, Conditions, Easements, and Restrictions for Riverwalk, executed May 26, 2011 (the "Original Declaration"), which was recorded June 3, 2011, in Record Book 12008, Page 242 in the Office of the Clerk of Court for York County, South Carolina, with respect to certain real property located in the City of Rock Hill, York County, South Carolina, described and defined in the Declaration as the "Development Property." Capitalized terms used herein and not defined herein have the meanings given such terms in the Original Declaration. The Original Declaration, as amended and supplemented from time to time, is referred to herein as the "Declaration."

B. Pursuant to Section 20(H) of the Original Declaration, Declarant reserved the right and option to submit any or all of the Additional Property described in Exhibit B to the Original Declaration by filing one or more Supplements. Pursuant to Section 20(A)(ii) of the Original Declaration, Declarant also reserved the right and option, on the terms set forth therein, to amend the terms and provisions of the Original Declaration. Since the recordation of the Original Declaration, Declarant has recorded the following Supplements in the York County real estate records:

<u>Supplement No.</u>	<u>Book</u>	<u>Page</u>
One	12440	247
Two	13808	118

Three	13955	45
Four	14306	1
Five	14378	136
Six	14728	271
Seven	14729	54
Eight	14742	38
Nine	15599	144
Ten	15825	293
Eleven	16263	8
Twelve	16265	72
Thirteen	16436	276
Fourteen	16451	204
Fifteen	16963	201
Sixteen	17138	116
Seventeen	17902	138
Eighteen	18642	131
Nineteen	19325	180

C. Declarant desires to annex a portion of the Additional Property to the General Plan of Development set forth in the Original Declaration, the legal description for which is attached hereto in Exhibit A and incorporated herein by this reference (the “**Annexed Property**”).

D. This Twentieth Supplemental Declaration is designed to create equitable servitudes and covenants applicable to and running with the land for all Annexed Property made subject hereto, and to further benefit and burden the Development Property by creating or reserving additional equitable servitudes and covenants pertaining thereto, as and to the extent provided for herein.

E. Declarant hereby declares that those portions of the Annexed Property made subject to the Original Declaration by this Twentieth Supplemental Declaration shall be owned, encumbered, used, occupied, maintained, altered, and improved subject to the covenants, conditions, restrictions, limitations, reservations, exceptions and terms hereinafter set forth for the term and duration thereof, all of which are declared to be part of, pursuant to, and in furtherance of, a common and general plan of development, improvement, and enhancement of the Development Property and the Annexed Property. The provisions of this Twentieth Supplemental Declaration are expressly intended to touch, concern, and run with the title to the Annexed Property subjected to this Twentieth Supplemental Declaration and the Development Property, as set forth herein, and shall be binding upon and inure to the benefit of Declarant, its successors and assigns, and all persons having or acquiring any right, title or interest in such properties, and their respective heirs, successors, executors, administrators and assigns.

**NOW, THEREFORE,** Declarant hereby declares as follows:

1. Submission of Annexed Property. Declarant is hereby exercising its option to submit the Annexed Property described in the attached Exhibit A to the Original Declaration and further declares that the Annexed Property shall be held, transferred, sold, conveyed, leased, occupied and used subject to the Original Declaration, as amended and supplemented from time to time, and the covenants, conditions, restrictions, easements, charges and liens contained therein which shall touch, concern and run with the title to the Annexed Property, and which shall be binding upon and inure to the benefit of all parties having any right, title, or interest in the within-described Annexed property, or any portion thereof, along with their respective heirs, successors, executors, administrators, and assigns.

2. Effect of Submissions. Pursuant to the Original Declaration, each purchaser of a Parcel or any other component of the Development Property (as enlarged by Supplements adding Additional Property), by acceptance of a deed thereto, is subject to the terms of the Declaration by this Twentieth Supplemental Declaration. Each Mortgagee, by accepting a mortgage upon a Parcel or other component of the Development Property subject to the terms of the Declaration, shall be deemed to have also consented to the powers of annexation and amendment reserved by Declarant in the Original Declaration and exercised by the Declarant through this Twentieth Supplemental Declaration.

3. Application of Original Declaration to Annexed Property. Upon recordation of this Twentieth Supplemental Declaration, the Declaration shall apply to the Annexed Property in the same manner as if the Annexed Property had originally been subject to the Original Declaration and had originally constituted portion of the Development Property; and therefore, the rights, privileges, duties, and liabilities of the parties which own any portion of the Annexed Property shall be the same as those involving all of the Development Property previously made subject to the Declaration, and the rights, obligations, privileges, duties and liabilities of the Owners, lessees and occupants of the Parcels in the Annexed Property shall be the same as though the Annexed Property had originally been subject to the Declaration, except as expressly provided in this Twentieth Supplemental Declaration.

4. Interpretation.

(a) All of the provisions of this Twentieth Supplemental Declaration and the Declaration shall be liberally construed together to promote and effectuate the fundamental concepts of the property as set forth in the Original Declaration, which is incorporated herein by this reference.

(b) Each of the provisions of this Twentieth Supplemental Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision.

(c) Whenever the context may require, any pronouns used shall include the corresponding masculine, feminine or neuter forms, and the singular shall include the plural and vice versa.

(d) All captions and titles used in this Twentieth Supplemental Declaration are intended solely for convenience of reference only and shall not affect the meaning or interpretation of any of the provisions hereof.

(e) This Twentieth Supplemental Declaration shall be construed in accordance with and governed by the laws of the State of South Carolina.

(f) The above preamble and Background Statement are incorporated herein by this reference as fully as though re-set forth here verbatim.

5. Future Additions. Nothing contained herein shall be construed to limit the right of Declarant to add any other portion of the Additional Property to the Development Property by filing one or more additional Supplements.

6. Full Force and Effect. Except as expressly set forth in this Twentieth Supplemental Declaration, all terms, covenants, conditions and restrictions contained in the Declaration shall remain unchanged and shall apply as fully to the Annexed Property as though they were set forth herein. Declarant confirms the making and validity of the Declaration and its application to all of the Development Property.

**SIGNATURE PAGES TO FOLLOW**

IN WITNESS WHEREOF, Declarant has executed this Twentieth Supplement to Master Covenants, Conditions, Easements, and Restrictions for Riverwalk as of the date first above written.

Signed, sealed and delivered in the presence of:

**DECLARANT:**  
**THE GREENS OF ROCK HILL LLC**, a South Carolina limited liability company

BY: ASSURED ADMINISTRATION, LLC, Its Manager

*[Signature]*  
[Witness #1 Signature]

By: *[Signature]* [SEAL]  
Mark Mather, its Manager

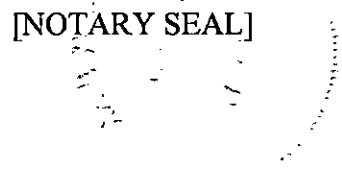
*[Signature]*  
[Witness #2 Signature]

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF YORK )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 25th day of June, 2021 by Mark Mather, as Manager of Assured Administration, LLC, as Manager of The Greens of Rock Hill LLC, a South Carolina limited liability company, on behalf of the limited liability company.

*April Ballard*  
Printed Name of Notary APRIL BALLARD  
Notary Public for South Carolina  
My Commission Expires: 09/20/21



**ADDITIONAL SIGNATURE PAGE TO FOLLOW**

**ADDITIONAL JOINDER SIGNATURE PAGE TO FOLLOW**


Boos – Rock Hill I LLC joins in the execution hereof, as the owner of the Annexed Property.


Signed, sealed and delivered  
in the presence of:

**BOOS – ROCK HILL I LLC**

BY: BOOS GEORGIA DEVELOPMENT, LLC,  
a Florida limited liability company, its  
Manager

  
[Witness #1 Signature] **Maureen Wolfe**


By:  [SEAL]  
Robert D. Boos, as Manager

  
[Witness #2 Signature] **DEBRA L. GIOVANIS**

STATE OF FLORIDA            )  
  )  
COUNTY OF PINELLAS        )

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 25 day of June, 2021 by Robert D. Boos, as Manager of Boos  
Georgia Development, LLC, as Manager of Boos – Rock Hill I LLC, a Florida limited liability  
company, on behalf of the limited liability company.

  
Printed Name of Notary Amy L. Douthitt  
Notary Public for State of Florida [NOTARY SEAL]  
My Commission Expires: March 6, 2022

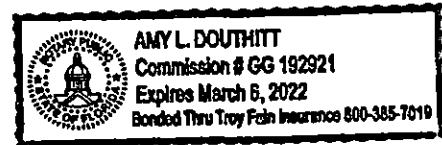


EXHIBIT A

All that certain piece, parcel or lot of land lying, being and situate in the City of Rock Hill, York County, South Carolina, at or near the southeastern corner of Cherry Road/US-21 and Riverwalk Parkway consisting of 1.673 acres, more or less, being shown and described as "PARCEL 1" on that certain plat entitled "A Final Plat Prepared for Greens of Rock Hill LLC" prepared by John B. Black, P.L.S. No. 29111 of Atlas Surveying, Inc. dated September 15, 2020, recorded September 21, 2020 in Plat Book 165 at Page 7 in the Office of the Clerk of Court for York County, South Carolina, reference to which plat is hereby made for a more complete description.