Form prepared by: Sellers, Ayers, Dortch & Lyons, P.A.
301 S. McDowell Street, Ste. 410
Charlotte, NC 28204
File #   20240611338

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

CONSENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EDGEWATER

This CONSENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EDGEWATER (hereinafter "Agreement") is made and entered into by and between EDGEWATER HOMEOWNERS ASSOCIATION, INC., a South Carolina nonprofit corporation ("Association") and MICHAEL J. REED and LAURIE A. REED (collectively, "Owner").

STATEMENT OF INTENT

The Association is the homeowners association for the Edgewater Subdivision ("Edgewater"), which is comprised of multiple phases located in Lancaster County, South Carolina. Edgewater is subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EDGEWATER originally recorded in Book 259 at Page 113 of the Lancaster County Register of Deeds, as the same has been amended and supplemented from time to time ("Declaration").

Owner is the record owner of the Lot identified on Exhibit A hereto ("the Lot"), which exhibit is hereby expressly incorporated by reference into this Agreement. The Lot has at all relevant times been treated as a Unit within Edgewater and the Subdivision identified on Exhibit A ("the Subdivision") fully subject to the Declaration. Owner desires continued access to the Association's amenities and other benefits associated with ownership of a Unit within Edgewater and therefore wishes to confirm that the Lot is a Unit within Edgewater and the Subdivision and that it is fully subject to the Declaration in all respects.

AGREEMENT

NOW THEREFORE, for the mutual promises contained in this Agreement, and other good and valuable consideration, receipt of which is hereby acknowledged, Owner and Association hereby expressly confirm that the Lot described herein is subject to the Declaration, the terms and provisions of which are real covenants running with title to the land which are intended to be and shall be binding upon Association, Owner and each of Owner's heirs, successors and assigns, and all others who could claim by or through any of them. From and after the recordation of this Agreement, the Lot shall be held, sold and conveyed subject to the terms of the Declaration and Owner (and each of Owner's heirs, successors and assigns) shall have all of the rights, privileges and responsibilities provided for in the Declaration as Owner of a Unit within Edgewater and the Subdivision and as a member of Edgewater Homeowners Association, Inc.

[SIGNATURES AND NOTARY ACKNOWLEDGEMENTS FOLLOW]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed by authority duly granted as of the **26** day of _____**July**_____, 20**24** .

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____
(Witness # 1)

_____
(Witness # 2)

_____ (SEAL)
MICHAEL J. REED

_____
(Witness # 1)

_____
(Witness # 2)

_____ (SEAL)
LAURIE A. REED

STATE OF **NC**
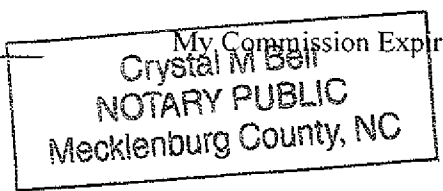COUNTY OF **Union**   ACKNOWLEDGMENT
                 ~~mecklenburg~~ CB

I, a Notary Public for the State and County above do hereby certify that MICHAEL J. REED personally appeared before me this day and acknowledged their due execution of the foregoing instrument.

Witness my hand and seal this **26** day of **July** , 20 **24**

_____ (L.S.)

Notary Public for **NC**   My Commission Expires: **6·6·2027**

Crystal M Bell
NOTARY PUBLIC
Mecklenburg County, NC

STATE OF **NC**
COUNTY OF **Union**   ACKNOWLEDGMENT
                 ~~mecklenburg~~ CB
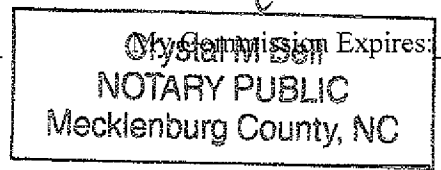
I, a Notary Public for the State and County above do hereby certify that LAURIE A. REED personally appeared before me this day and acknowledged their due execution of the foregoing instrument.

Witness my hand and seal this **26** day of **July** , 20 **24**

_____ (L.S.)

Notary Public for **NC**   My Commission Expires: **6·6·2027**

Crystal M Bell
NOTARY PUBLIC
Mecklenburg County, NC

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(signature)
(Witness # 1)

(signature)
(Witness # 2)

EDGEWATER HOMEOWNERS ASSOCIATION,
INC., a South Carolina nonprofit corporation

BY: _(signature)_
D. HOPE BERGAMINI, SECRETARY
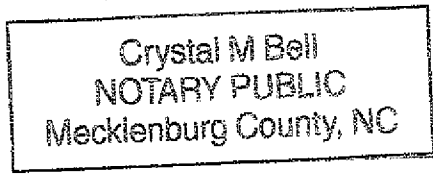
STATE OF ___NC___
COUNTY OF ___Union___

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by **D. Hope Bergamini**, Secretary of
EDGEWATER HOMEOWNERS ASSOCIATION, INC. a South Carolina nonprofit corporation, on
behalf of the corporation.

Witness my hand and seal this _26_ day of _July_ , 20_24_

(signature) (L.S.)

Notary Public for ___NC___   My Commission Expires: _6·6·2027_

LEGAL DESCRIPTION EXHIBIT A

All that certain piece parcel or tract of land lying, being and situate in the City of Lancaster, County of Lancaster, State of South Carolina, and being shown and designated as all of LOT 991 PHASE 2, MAP 1 on that certain plat entitled "EDGEWATER PHASE 2 MAP 1" and recorded in PLAT BOOK 2008, PAGE 161 in the Office of the Clerk of Court for Lancaster County, South Carolina, which referenced is hereby made for a more particular description.

Parcel #: 0106L-0E-009.00

Michael J. Reed and spouse, Laurie A. Reed
9972 Jack Nicklaus Drive Lancaster, SC 29720