

Form prepared by: Sellers, Ayers, Dortch & Lyons, P.A.
301 S. McDowell Street, Ste. 410
Charlotte, NC 28204
File # 20240611293

LANCASTER COUNTY, SC	
2024008913	RESTRICTION
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
07-26-2024	03:57:59 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
BY: CANDICE PHILLIPS	
BK:DEED 1815 PG:35-38	

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 PHILIP BADZUH (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, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
(Witness # 1)
[Signature]
(Witness # 2)

Philip Badzuh (SEAL)
PHILIP BADZUH

STATE OF NC
COUNTY OF Union mecklenburg ACKNOWLEDGMENT

I, a Notary Public for the State and County above do hereby certify that PHILIP BADZUH 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, 2024
Crystal M Bell (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:

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

Kim Hayes
(Witness # 1)

BY: D. Hope Bergamini
D. HOPE BERGAMINI, SECRETARY

[Signature]
(Witness # 2)

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, 2024

Crystal M Bell (L.S.)

Notary Public for NC

My Commission Expires: 6.6.2027

Crystal M Bell
NOTARY PUBLIC
Mecklenburg County, NC

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 1111 PHASE 4, MAP 3 on that certain plat entitled "EDGEWATER PHASE 4 MAP 3" and recorded in PLAT BOOK 2024, PAGE 23 in the Office of the Clerk of Court for Lancaster County, South Carolina, which referenced is hereby made for a more particular description.

Parcel #: 0106K-0G-026.00

Philip Badzuh
11166 Argosy Drive Lancaster, SC 29720