

herein and shall be assessed against all Lots at the time of the Assessment, **with the exception of the Developer and/or any Builders who purchase lots from the Developer, who shall not be assessed..** The Developer or Board of Directors, When Empowered, shall once each year create a budget and fix the date of commencement, the size, and number of installments, the method of determining the amount of all Regular Assessments against each Owner of a Lot, **except the Developer and/or any Builder who purchases lot(s) from the Developer shall not pay Assessments, and shall,** at that time, prepare a roster of the Owners and the Assessments applicable thereto. The roster shall be kept in the office of the Association and shall be opened to inspection by any Owner. If the Developer or the Board of Directors, when empowered, fails to set a Regular Assessment, then the previous Assessment or the previous installment schedule shall continue until the Regular Assessment is set. A copy of the Budget or any amended budget and written notice of the Regular Assessment and adjustment thereof, shall be sent to every Owner subject thereto, identifying the amount(s), due date(s), and the address to which payments are to be sent, at least thirty (30) days in advance of the due date of the first (or only) installment of each Regular Assessment. Until one hundred (100%) percent of the Dwellings permitted by the Master Plan have certificates of occupancy issued thereon and have been conveyed to owners other than builders holding title for purposes of development and sale, the Developer shall have the option of approval of any portion of the budget.

NOW, THEREFORE, The Developer, hereby changes **ARTICLE VI ASSESSMENTS - Section 2. REGULAR ASSESSMENTS (d)** to read:

(d) Until one hundred (100%) percent of the Dwellings permitted by the Master Plan have certificates of occupancy issued thereon and have been conveyed to Owners other than **the Developer or builders holding title for purposes of development and sale , The Developer and/or any Builder who purchases Lot(s) from the Developer is exempt from paying Regular Assessments and/or Assessments for Working Capital. Any expenses of the Association paid by and any advances paid to the Association by the Developer shall be considered a loan to the Association, repayable under terms established by the Developer, and which are reasonably acceptable to the Board of Directors.**

NOW, THEREFORE, The Developer, hereby changes **ARTICLE VI ASSESSMENTS Section 2. REGULAR ASSESSMENTS (e)** to read:

(e) **The Developer and/or any Builder who purchases Lot(s) from the Developer are exempt from paying Regular Assessments and/or Assessments for Working Capital.**

NOW, THEREFORE, **ARTICLE VI ASSESSMENTS Section 5. ASSESSMENTS FOR WORKING CAPITAL FUND** states that the amount of the working capital fund may be modified by the Developer in its sole discretion. **The Developer changes the amount of the Working Capital Assessment from \$150 to \$50 per lot upon the execution of this document. All other verbiage in Section 5 remains unchanged.**

NOW, THEREFORE, The Developer, hereby changes **ARTILCE VI ASSESSMENTS Section 8. EXEMPT PROPERTY** to read: The following properties subject to this Declaration shall be exempt from the dues, Assessments, charges, and liens created herein: (a) All Common Area, as defined in Article 1, Section 1 hereof and (b) streets and road rights of way and (c) any lots owned by the Developer and/or Builder who purchased lot(s) from the Developer. Notwithstanding any provision herein, no other lots shall be exempt from said liens.

IN WITNESS WHEREOF, the undersigned has set its hand and seal on this 24th day of January, 2025.

SIGNED, sealed and delivered in the presence of:

Eugene Peace

First Witness

[Signature]
Witness (Notary)

By: Parker Champion Member

Parker Champion – Albert Francis Development, LLC

Eugene Peace

First Witness

[Signature]
Witness (Notary)

By: Manning Lynch member

Manning Lynch- Albert Francis Development, LLC

I, Connie B. Yeary, Notary Public for South Carolina, Do hereby certify that personally appeared the undersigned witness and made oath that (s)he saw the within named Parker Champion and Manning Lynch, in there capacity as Members of Albert Francis Development, LLC sign, seal and as its act and deed deliver the within Amendment to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Gentry Place, and that (s)he with the other witness subscribed above witnessed the execution thereof.

Witness my hand and official seal this the 24th day of January, 2025.

[Signature] (SEAL)

Notary Public for South Carolina

My commission expires: 8-20-31

