

STATE OF SOUTH CAROLINA ) **TWENTY-EIGHTH AMENDMENT TO DECLARATION**  
 ) **OF RESTRICTIONS AND PROTECTIVE COVENANTS**  
COUNTY OF HORRY ) **FOR RIVER HILLS GOLF AND COUNTRY CLUB AND**  
 ) **AMENDMENT TO THE ARB STANDARDS MANUAL**

This Twenty-Eighth Amendment to Declaration of Restrictions and Protective Covenants for River Hills Golf and Country Club, and Amendment to the Architectural Review Board Standards Manual executed this 5th day of November, 2021.

**WHEREAS**, On May 13, 1988, the Declarant recorded its Declaration of Restrictions and Protective Covenants for River Hills Golf and Country Club dated March 21, 1988, in Deed Book 1218 at page 001, records of Horry County, as amended (the "Declaration"), and the Architectural Review Board Standards Manual as Revised on September 8, 2018 and recorded at Deed Book 4175 at page 2021, records of Horry County; and

**WHEREAS**, ARTICLE XVI, Section 2 of the Declaration provides that the Declaration may be amended by an instrument signed by the Owners of not less than 51% of the lots; in a duly held meeting on September 25, 2021, with a quorum present, Fifty-One (51%) percent of the Owners voted to amend the said Declaration; and

**WHEREAS**, ARTICLE IX of the Declaration provides that the Architectural Review Board may promulgate rules and regulations as it deems necessary; and

**NOW THEREFORE**, in accordance with ARTICLES IX and XVI of the Declaration, the Owners hereby make the following amendments:

As to the Declaration:

ARTICLE X, USE RESTRICTIONS is amended to add the following section:

**Section 25. Short-term rentals are prohibited, including daily, weekly, monthly ("hoteling") rentals. Long-term rentals, defined as twelve (12) months or longer are allowed. The owner of the property shall provide a copy of the lease agreement to the Board of Directors prior to occupancy for each lease term.**

As to the ARB Standards Manual:

The section entitled Renovations/Alterations/Landscaping: Property Owner/contractor Performance Deposit, on the bottom of page 5, is amended to delete the first sentence and, in its place, add the following sentence:

**Imposed at the discretion of the ARB, used to ensure that the property owner/contractor, during construction, keeps the property in a neat, clean, workmanlike manner.**

All other terms and conditions of the Declaration and ARB Standards Manual described above shall remain unchanged.

IN WITNESS WHEREOF, the undersigned has set its hand and seal the date and year first above written.

Witnesses:

Vincent L. Hays:  
\_\_\_\_\_  
\_\_\_\_\_

Vincent L. Hays:  
\_\_\_\_\_  
\_\_\_\_\_

**River Hills Property Owners  
Association, Inc.**

By: \_\_\_\_\_  
Its President

By: Valeriu Kanuck  
Its Secretary

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

ACKNOWLEDGMENT

I, C. SCOTT MASEL, a Notary Public for South Carolina do hereby certify that River Hills Property Owners Association, Inc., by and through its President identified above, personally appeared before me this day and acknowledged the due execution of the foregoing instrument entitled Twenty-Eighth Amendment to the Declarations of Restrictions and Protective Covenants of River Hills Golf and Country Club and Amendment to the ARB Standards Manual.

Witness by hand and official seal this 5 day of NOV, 2021.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 6/8/27  
NAME: C. SCOTT MASEL

**HORRY COUNTY REGISTER OF DEEDS  
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.  
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,  
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Newby, Sartip & Masel, LLC

ADDRESS:

4593 Oleander Dr

Myrtle Beach, SC 29577-5755

TELEPHONE: (843) 449-9419

FAX: (843) 449-9419

E-MAIL ADDRESS: tredmond@newbylaw.com

Related Document

(s):

**PURCHASE PRICE / MORTGAGE AMOUNT: \$.**

**BRIEF PROPERTY DESCRIPTION: HOMEOWNERS ASSOCIATION RULES**

**TAX MAP NUMBER (TMS #), / PIN NUMBER: ,**

**GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):**

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1. <u>CLUB</u>	<u>RIVER HILLS GOLF AND</u>	<u>COUNTRY</u>

**GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):**

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1. <u>CLUB</u>	<u>RIVER HILLS GOLF AND</u>	<u>COUNTRY</u>