

STATE OF SOUTH CAROLINA) Agreement and Consent to Subject Real Property
COUNTY OF HORRY) to the Declaration of Restrictions and Restrictive
Covenants of River Hills Golf and Country Club

This Agreement and Consent to Subject Real Property to the Declaration of Restrictions and Restrictive Covenants of River Hills Golf and Country Club, entered into by Garland W. Tuton and Sue Carol Tuton, and River Hills Property Owners Association, Inc., dated and effective this 15 day of APRIL, 2026.

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

WHEREAS, Article III, Section 2 of the Declaration provides the River Hills Property Owners Association (“Association”) may annex property upon the consent of the owner thereof and upon the affirmative vote of the majority the voting members or their alternates, and

WHEREAS, Garland W. Tuton and Sue Carol Tuton (“Owners”) own a parcel of real property adjacent to the subdivision, described as follows:

ALL AND SINGULAR, that certain piece, parcel or tract of land lying and being in Little River Township, County and State aforesaid, and being more particularly shown and delineated as 1.76 acres on a plat prepared by C.B. Berry, R.L.S., dated December 23, 1988 and recorded January 10, 1989, in the Office of the RMC for Horry County, South Carolina, in Plat Book 103 at Page 31, and further shown and delineated as 1.76 acres on a boundary survey prepared by Bateman Civil Survey Company for Mike Tuton, dated December 26, 2025, said plat and survey being incorporated herein by reference as forming a part of this description. This being the identical property conveyed to Garland W. Tuton and Sue Carol Tuton, by Deed of Colonial Charters Development, Inc., recorded December 7, 2016, in Deed Book 3970 at Page 2239, records of Horry County. Tax map # 118-00-04-034 / PIN Number 312-07-02-0016 (“Property”); and

WHEREAS, the Association has filed the Thirtieth Amendment (“Amendment”) to the Declaration annexing the Property, with the consent of the Owners, and thus subjecting the Property to the terms and conditions of the Declaration, and

WHEREAS, the parties wish to record this document setting forth their consent and agreement in the public records of Horry County, SC.

NOW THEREFORE, as set forth in the Amendment, the parties hereby agree and consent that the Property, as more fully described above, is and shall remain subject to the terms and conditions of the Declaration of Restrictions and Protective Covenants for River Hills Golf and Country Club, as amended;

AND FURTHER, the Owners hereby agree and covenant that the Property shall be accessible solely from the existing roads of the River Hills Golf and Country Club and that no portion of the Property shall be used, developed, or modified in any manner—including but not limited to

the construction or extension of any road, driveway, path, easement, or other access point—that would serve as a roadway, conduit, or means of facilitating vehicular, pedestrian, or other traffic access between River Hills Golf and Country Club and any adjacent non-subdivision property. This restriction shall be binding on the Owners, their successors, and assigns, and shall run with the land.

IN WITNESS WHEREOF, the undersigned have set their hand and seal effective the date and year first above written.

Witnesses:

[Signature]
Tara W. Hooper

[Signature]
Garland W. Tuton

Witnesses:

[Signature]
Tara W. Hooper

[Signature]
Sue Carol Tuton

Witnesses:

[Signature]
Elise Piambo

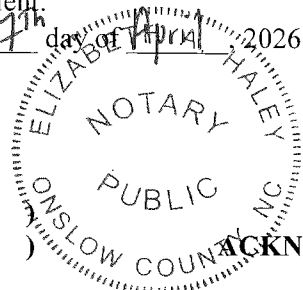
River Hills Property Owners Association, Inc.:
By: [Signature]
Scott Raffensberger, President

STATE OF ^{out} SOUTH CAROLINA)
COUNTY OF ^{North Carolina} Horry)
^{at}

ACKNOWLEDGMENT

I, Elizabeth A. Haley, a Notary Public for South Carolina do hereby certify that **Garland W. Tuton and Sue Carol Tuton**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by hand and official seal this 7th day of April, 2026.



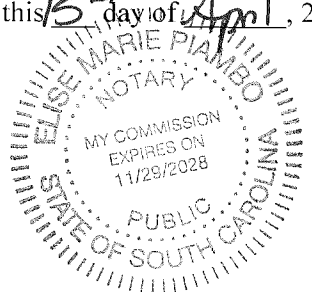
[Signature]
Notary Public for ~~South Carolina~~ ^{North Carolina}
My Commission Expires June 10th, 2028

STATE OF SOUTH CAROLINA
COUNTY OF HORRY)

ACKNOWLEDGMENT

I, Elise Piambo, 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.

Witness by hand and official seal this 15th day of April, 2026.



[Signature]
Notary Public for South Carolina
My Commission Expires: 11/29/2028

**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: Agreement Deed Book

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: NA

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>TUTON</u>	<u>GARLAND</u>	<u>W</u>
2.	<u>TUTON</u>	<u>SUE</u>	<u>CAROL</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. RIVER HILLS POA INC