

Record and Return to:
Andrew J. Smith
The Airey Law Firm
1510 Blue Ridge Blvd, Ste 205
Seneca, SC 29678

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

2019 OCT -4 P 1: 37



Doc ID: 005531770003 Type: DEE

BK 2509 PG 288-290

2500
Airey
04671

STATE OF SOUTH CAROLINA) AMENDMENT TO ASSESSMENTS FOR
COUNTY OF OCONEE) THE JOCASSEE RIDGE SUBDIVISION

THIS AMENDMENT TO ASSESSMENTS FOR THE JOCASSEE RIDGE SUBDIVISION made this 24th day of September 2019, by McShire Associates, Inc., hereinafter the "Owner/Developer".

WHEREAS, the Owner/Developer created the residential community known as the Jocassee Ridge Subdivision and executed and recorded the Declaration of Covenants and Restrictions for Jocassee Ridge Subdivision dated January 25, 2003, in Deed Book 1270, Pages 205-218 on March 19, 2003 (the "Original Covenants" as defined in Article VI therein), with the Register of Deeds for Oconee County, South Carolina;

WHEREAS, Article I Section 10 of the Original Covenants reserves to the Owner/Developer and its successors or assigns the right "to amend or modify, release, or grant variances with respect to the covenants, conditions, easements and restrictions set forth herein";

WHEREAS, in Article VI Section 1 the Owner/Developer set the assessments at an initial rate of \$250.00 per year; and

WHEREAS, in the Owner/Developer seeks to change the assessments to \$500.00 per year for each Lot and on April 26, 2019, sent out the attached notice to each Owner in the Jocassee Ridge Subdivision advising them of this intent.

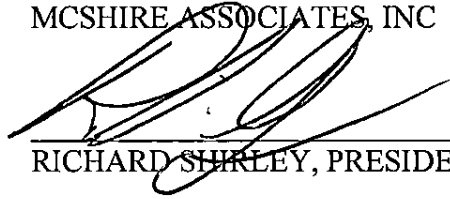
NOW, THEREFORE BE IT RESOLVED that this AMENDMENT TO THE ASSESSMENTS FOR THE JOCASSEE RIDGE SUBDIVISION be adopted, executed, and recorded with the Register of Deeds for Oconee County, South Carolina, increasing the annual assessment for 2020 to \$500.00 per lot.

IN WITNESS WHEREOF, the undersigned sets his hand and seal this 24th day of September, 2019, to this AMENDMENT TO THE ASSESSMENTS FOR THE JOCASSEE RIDGE SUBDIVISION.

IN THE PRESENCE OF:

MCSHIRE ASSOCIATES, INC

Deborah R. Maciejuski


RICHARD SHIRLEY, PRESIDENT

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)

ACKNOWLEDGMENT

The undersigned Notary Public hereby certifies that the above named Richard Shirley, President, McShire Associates, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument this 24th day of September, 2019.

SWORN to before me this 24th day of September, 2019.

NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 5.15.2023

ANDREW SMITH
S.C. Notary Public
My Commission Expires
May 15th, 2023

April 26, 2019

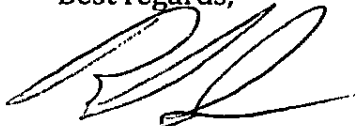
Dear Jocassee Ridge Property Owners,

On December 9, 2018, we experienced the worst winter storm since Jocassee Ridge was created in 2003. The heavy, wet snow followed by ice downed many trees across the roads making it impassable in some areas. Thankfully, some of the residents banded together and cleared the roadways enough to make them drivable and accessible to emergency vehicles. But, hundreds of roadside trees were still hanging towards and over the roadways. It was imperative that the trees be cleaned up to not only prevent future hazardous conditions, but to protect property values within our development.

In March, the Landscaping Committee obtained estimates from four companies ranging from \$24,000.00 to \$53,280.00. They subsequently signed a contract with Tree Smiths of Pickens, SC, for the total amount of \$24,000.00. Therefore, it is necessary to assess each home and lot property owner \$250.00 for the tree cleanup and maintenance.

The general funding is currently not covering expenses year over year. Insurance premiums have increased 75% since inception, plus additional cost increases. As you may know, HOA fees have never been raised, however with the increases of expenses and in order to maintain the financial viability of this subdivision, the HOA assessment fees will be raised to \$500 for each number plotted lot located in Jocassee Ridge Subdivision effective January 1, 2020.

Best regards,

A handwritten signature in black ink, appearing to read 'Rick Shirley', written over a horizontal line.

Rick Shirley, Developer
Jocassee Ridge