

This document prepared by:
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Blair Cato Pickren Casterline, LLC did not
provide any advice or counsel on the
completion or execution of this document

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)

FILING OF NOTICE OF THE
ARCHITECTURAL APPROVAL
REQUIREMENT
CRESTWELL HOMEOWNERS
ASSOCIATION, INC.
(See Book 12098 /Page 17)

WHEREAS this Notice of the Crestwell Homeowners Association, Inc. (the "Association") is executed this 11th day of December, 2018 (the "Effective Date") by the undersigned duly authorized representative of the Association.

WHEREAS the Association was formed by the Developer/Declarant in accordance with the Declaration which is dated the 19th day of June, 2007, and recorded in the office of the ROD/RMC for Lexington County on the 19th day of June, 2007, in Record Book 12098 at page 17, (the "Declaration"), as amended from time to time; and

WHEREAS the Declaration authorizes the Developer/Declarant or the Board of Directors, from time to time according to the terms of the Declaration and the ByLaws, to restrict the use, design, plans, construction specifications, and other controls of Improvements on all that certain piece or pieces of real property subject to the terms of the Declaration (the "Property") to ensure the integrity of the Community or Neighborhood; and

WHEREAS the undersigned hereby intends to publish Notice of the above-referenced restrictions in the Lexington County public records where the Property resides; and

NOW THEREFORE, you are hereby placed on Notice that you are required to consult the Governing Documents (Declaration, Bylaws, Regulations and Architectural Guidelines, as applicable) and/or contact the Association, as may be required by these documents, to apply for and to obtain written approval prior to the commencement of any construction or prior to the placement, change, modification, or removal of any structure or improvements (which may be further defined in the Governing Documents and which may or may not include, but not be limited to: sheds, landscaping, drainage systems, fences, walls, decks, patios, home additions or modifications on your lot. The Developer or the Association may also establish certain standards for specific types of structures or improvements or requirements for application that may change from time to time and that must be complied with. You are further notified that your failure to meet the above requirement or to obtain such written approval prior to commencement of any of the above actions or any such action set out or required by the Governing Documents may result in a monetary fine being assessed against you or your lot, legal action being commenced by the Association to remedy such violation and/or the reversal of such actions by you or by the Association at your cost.

The requirements for approval may be obtained by contacting the Association. At the time of the recordation of this Memorandum, the Association can be contacted for this or other purposes through its management company, MJS Inc., at (803) 743-0600. Otherwise, the name and address of the Registered Agent for the Association can be found through a corporation search on the SC Secretary of State's web site.

IN WITNESS WHEREOF, the undersigned officer of the Association has caused this instrument to be executed the day and year first above written.


WITNESSES:



Witness #1

Susana Rendon

(Print Name)



Witness #2/Notary

Mary Kadar

(Print Name)

Crestwell Homeowners Association

By: 

M. Judson Smith for MJS Inc

(Print Name)

Its: H OA Treasurer

STATE OF SOUTH CAROLINA)

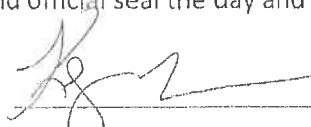
) ACKNOWLEDGMENT

COUNTY OF LEXINGTON)

I HEREBY CERTIFY, that on this 11th day of December, 2018, before me, the undersigned Notary Public of the state and county aforesaid, personally appeared known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within document, who acknowledged the due execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Notary Public for South Carolina
My Commission Expires: 8/23/25



Kelly Kleckley

(Print Name)