

KAREN HOLLINGS  
CHARLESTON COUNTY  
REGISTER OF DEEDS

101 Meeting Street Ste 200 ~ Charleston, SC 29401 (843) 958-4800

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Filed By:  
PELZER LAW FIRM (BOX)  
266 MEETING ST  
CHARLESTON, SC, 29401

Maker: BRICKYARD PLTN POA

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\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee: \$25.00  
State Tax: \$0.00  
County Tax: \$0.00  
Postage: \$0.00  
Total: \$25.00  
Clerk: SW



*Karen Hollings*  
Karen Hollings-Register of Deeds

PLEASE RETURN TO:

PELZER LAW FIRM, LLC  
266 MEETING STREET  
CHARLESTON, SOUTH CAROLINA 29401

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STATE OF SOUTH CAROLINA                    ) **THIRD AMENDMENT TO DECLARATION**  
  ) **OF COVENANTS AND RESTRICTIONS**  
  ) **FOR BRICKYARD PLANTATION**  
COUNTY OF CHARLESTON                    ) *Tracer Book M199, Page 708*

**THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR BRICKYARD PLANTATION** (hereafter the “Amendment”) is made this 21<sup>st</sup> day of November, 2025, by the Brickyard Property Owners Association, Inc. (hereafter the “Association”) as follows:

**WITNESSETH**

**WHEREAS**, the Declaration of Covenants and Restrictions for Brickyard Plantation was filed and recorded with the Register of Deeds for Charleston County, South Carolina in Book M199, at Page 708 on January 7, 1991;

**WHEREAS**, the Amendment to the By-Laws for Brickyard Plantation Property Owners Association, Inc. (hereafter the “First Amendment to the By-Laws) was filed and recorded in the Register of Deeds Office for Charleston County, South Carolina in Book A615, at Page 797 on February 9, 2007;

**WHEREAS**, the Amendment to the Declaration of Covenants and Restrictions for Brickyard Plantation (hereafter the “First Amendment to the Covenants” was filed and recorded in the Register of Deeds Office for Charleston County, South Carolina in Book R506, at Page 164 on August 20, 2004;

**WHEREAS**, the Amendment to the Declaration of Covenants and Restrictions for Brickyard Plantation (hereafter the “Second Amendment to the Covenants” was execute on July 7, 1995 and filed and recorded in the Register of Deeds Office for Charleston County, South Carolina in Book P257, at Page 584 on July 19, 1995;

**WHEREAS**, the Declaration of Covenants and Restrictions for Brickyard Plantation (as amended by the above-referenced amendments) is hereinafter referred to collectively as the “Declaration of Covenants”;

**WHEREAS**, the Declaration of Covenants provides that the same may be amended by the affirmative vote of Owners owning a majority of the total votes of the Association;

**WHEREAS**, at the Annual Meeting, Owners owning a majority of the total votes of the Association voted to amend the Declaration of Covenants as hereinafter set forth.

**NOW THEREFORE, KNOW ALL PEOPLE BY THESE PRESENTS**, pursuant to Article 8.5(b) of the Declaration of Covenants, the Association hereby amends the Declaration of Covenants as follows:

1. Incorporation of Recitals; Definitions: The foregoing recitals are true and correct and are hereby incorporated as if set forth verbatim herein. All capitalized terms used herein but not defined herein shall have the definitions set forth in the Master Deed.
2. Article VI, Section 6.10 is hereby added to the Declaration of Covenants as set forth below:

Section 6.10. Capital Contribution. At the time that title to a Lot is conveyed to a new owner, the new Owner shall contribute to the working capital reserve fund maintained by the Association an amount equal to two (2) times the amount of the current Annual Assessment at closing for such Lot. The Capital Contribution shall be collected at the closing on the Lot and shall be dispersed to the Association. Such funds shall be used solely for capital expenses of the Association. Such funds shall remain separate and distinct from the Annual Assessment and will not be considered advance payment of the Annual Assessment for the new Owner.

3. Article VII, Section 7.21 is hereby deleted in its entirety and replaced with the following:

Section 7.21. Sign Controls. No signs of any character shall be erected on any Lot or displayed to the public on any Lot except the following "For Sale" signs or signs indicating the name of one contractor only (not subcontractors) during the period of sale or construction only, provided said signs (a) shall not exceed six square feet in size, (b) shall only refer to the

premises on which displayed, (c) shall be located within fifteen (15') feet of the main structure but no less than twenty five (25') feet from the front street right-of-way, and (d) shall not exceed more than one per Lot. Furthermore, celebratory signs, including but not limited to graduation signs, youth sports team signs, senior high school and college acceptance signs measuring 18" by 24" may be erected or displayed on a Lot by an owner or occupant for a period of time not to exceed fourteen (14) calendar days. No signs may be erected or displayed by any owner, occupant, guest, family member, invitee, or licensee on any Common Area, Recreational Amenity, or right of way in the Association.

4. Except as specifically amended and modified by this Third Amendment to the Declaration of Covenants, the Declaration of Covenants and Restrictions for Brickyard Plantation shall continue in full force and effect in accordance with its terms.

**BRICKYARD PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

Deane Smith  
WITNESS

Robin Kienzle  
By: Robin Kienzle  
Its: President

Jerry Watson  
WITNESS

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

**ACKNOWLEDGMENT**

THE foregoing instrument was acknowledged before me on this 21<sup>st</sup> day of November, 2025 by Brickyard Plantation Property Owners Association, Inc. by Robin Kienzle, its Board President.

Jerry Watson  
South Carolina Notary Public  
My Commission Expires:

