2025031602

TERM RECORDING FEES

PRESENTED & RECORDED:

\$10.00

STATE OF SOUTH CAROLINA
COUNTY OF YORK

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TERMINATION OF DECLARATION OF OWNERS INTENT Tax Map # 551-00-00-119 and -120

THIS Termination of Declaration is made this _____ day of September, 2025, by Louis J. Rubino Jr. and Jackie M. Rubino, hereinafter called "Declarant" and The Estates at Windswept Cove on Lake Wylie Owners Association and/or the Architectural Review Committee governing The Estates at Windswept Cove neighborhood.

WHEREAS, Louis J. Rubino (Jr.) and Jackie M. Rubino executed and recorded a Declaration of Owners' Intent in Book 18243 at Page 431 in the Office of the Clerk of Court for York County, South Carolina; and

WHEREAS, The Declarants stated and intended to have Parcel 551-00-00-119 and Parcel 551-00-00-120 be considered a SINGLE LOT by the Architectural Review Committee for purposes of determining certain guidelines for development of the real estate.

NOW THEREFORE, Declarants and The Estates at Windswept Cove on Lake Wylie Owners Association and/or the Architectural Review Committee governing The Estates at Windswept Cove neighborhood hereby Terminate and Void the Declaration of Owners' Intent as recorded in Book 18243 at Page 431, removing any stipulations or requirements created by said document.

All other terms of the Covenants, Restrictions, and any Supplements and Amendments thereto, contained in the chain of title, are not amended herein, and shall remain in full force and effect as if reiterated herein.

IN WITNESS WHEREOF, the until this \(\lambda \) day of September, 2025.	dersigned have caused this Declaration to be signed
uns uny or septemeer, 2025.	
WITNESS:	The Estates at Windswept Cove on Lake Wylie Owners Association and/or the Architectural Review Committee governing The Estates at Windswept Cove Neighborhood
	Tioighbothlood
Melon	By:
First Witness	
MITHS-	Its: Authorized Agent
Second Witness (Notary)	
• • •	
STATE OF SOUTH CAROLINA)) PROBATE
COUNTY OF YORK)
s/he was present and saw the within named Lake Wylie Owners Association and/or t Estates at Windswept Cove Neighborhood	ORE ME the undersigned witness and made oath that Representative of The Estates at Windswept Cove on the Architectural Review Committee governing The disign, seal and as his/her/its act and deed deliver the wners' Intent, and that s/he with the other witness whose and delivery thereof.
SWORN to before me this	110-1
l day of September, 2025.	entil
	(witness #1 signs here again)
hall	
(SEAL)	Page 194
Notary Public for South Carolina My Commission Expires: 12/3/2030	James M. VandeStouwe NOTARY PUBLIC
	State of South Carolina My Commission Expires 12/03/2030
	my Commission Expires 12/03/2030

day of September, 2025.	rants have caused this Declaration to be signed this
WITNESS:	
WITHESS.	
Jan Olluz	
First Witness	Louis J. Rubino, Jr.
	In. R
Second Witness	Jackie M. Rubino
STATE OF SOUTH CAROLINA)	
OOLDITY OF YORK	PROBATE
COUNTY OF YORK)	
s/he was present and saw the within named L and as their acts and deeds deliver the foregoin	E ME the undersigned witness and made oath that ouis J. Rubino, Jr., and Jackie M. Rubino sign, seal of Termination of Declaration of Owners' Intent, and appears above witnessed the execution and delivery
SWORN to before me this day of September, 2025.	(witness #1 signs here again)
(SEAL)	
Notary Public for South Carolina My Commission Expires:	A HYA
	OTAAL
	NBL\C