



BP0322955

STATE OF SOUTH CAROLINA ) SECOND AMENDMENT TO DECLARATION  
 ) OF COVENANTS, CONDITIONS, RESTRICTIONS  
 COUNTY OF CHARLESTON ) AND EASEMENTS FOR THE GARDENS AT  
 ) WHITNEY LAKE PHASE 2A

THIS Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Gardens at Whitney Lake Phase 2A is made this 8<sup>th</sup> day of April, 2013, by Southeastern Recapitalization Group, LLC, a South Carolina limited liability company ("Declarant").

WHEREAS, Southeastern Recapitalization Group, LLC is the Declarant as stated in the Declaration of Covenants, Conditions, Restrictions and Easements for the Gardens at Whitney Lake Phase 2A dated July 10, 2012, and recorded in the RMC Office for Charleston County on July 12, 2012, in Book 0263, at Page 646, as amended ("Restrictions and Covenants"); and

WHEREAS, Article XI, General Provisions, Section 11.3. Amendment, paragraph (a) (v) of the Restrictions and Covenants provides, in relevant part, that the Declarant shall have the right to amend the Restrictions and Covenants without the vote or consent of the Owners for the purpose of annexing all or any portion of the Additional Property to the terms and conditions of the Restrictions and Covenants; and

WHEREAS, Declarant now desires to annex Additional Property to the terms and conditions of the Restrictions and Covenants.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Declarant does hereby declare that the following lots shall be annexed and subject to the Restrictions and Covenants:

**ALL those certain pieces, parcels or lots of land situate, lying and being on Johns Island, City of Charleston, Charleston County, South Carolina, known and designated as Lots: 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, "Bell Flower Lane", "Sparkleberry Lane", "Valley Oak Road", "H.O.A. Open Area", "50' Buffer", "H.O.A. Open Area/Greenway" and all areas shown and designated as "HOA" as more particularly shown on plats entitled:**

**FINAL SUBDIVISION PLAT OF THE GARDENS AT WHITNEY LAKE PHASE 2C JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" dated December 10, 2012, and revised January 8, 2013, prepared for Blanchard & Calhoun Commercial, prepared by Thomas & Hutton and recorded in the RMC Office for Charleston County on March 18, 2013, in Plat Book L13, at Page 0106.**

Said lots of land having such size, shape, buttings and boudings as will by reference to said plat more fully appear.

**BODDS and HENNESSY, L.L.P.**  
**ATTORNEYS AT LAW**  
**973 HOUSTON NORTHCUTT BLVD.**  
**SUITE 101**  
**MOUNT PLEASANT, SC 29464**

2. Except as amended and supplemented herein, all other terms and conditions of the Restrictions and Covenants shall remain in full force and effect.

8<sup>th</sup> IN WITNESS WHEREOF, the undersigned has hereunto set its hands and seals this day of April, 2013.

WITNESS: Southeastern Recapitalization Group, LLC,  
Declarant

Susan A Shaden

By: [Signature]

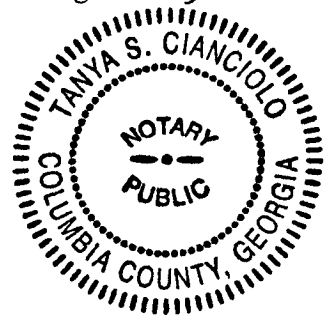
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Its: AUTHORIZED SIGNATORY

STATE OF Georgia )  
COUNTY OF Columbia )

ACKNOWLEDGMENT

I, a Notary Public for the State of Georgia, do hereby certify that the above-named Southeastern Recapitalization Group, LLC, by and through the above-named Jason Long, personally appeared before me this 8<sup>th</sup> day of April, 2013, and acknowledged the due execution of the foregoing instrument.



Tanya S. Cianciolo  
Notary Public for Georgia  
My Commission Expires: 3-12-16

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**Filed By:**

DODDS & HENNESSY, L.L.P.  
ATTORNEYS AT LAW  
973 HOUSTON NORTHCUTT BLVD.  
MT. PLEASANT SC 29464

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