

STATE OF SOUTH CAROLINA)
)
COUNTY OF NEWBERRY) SECOND AMENDMENT TO
) DECLARATION OF COVENANTS,
) CONDITIONS AND RESTRICTIONS

WHEREAS, SCN Territories Land Development Company, LLC (“SCN”), as Declarant, filed that certain Declaration of Covenants, Conditions and Restrictions for the Territories (the “Declaration”) recorded July 27, 2007, in Book 1285, Page 95, as amended by Amendment to Declarations of Covenants, Conditions and Restrictions for the Territories recorded October 13, 2011, in Book 1583, Page 1, in the Clerk of Court/Register for Newberry County; and

WHEREAS, SCN assigned its rights as Declarant under the Declaration to Redbud, LLC, by Assignment of Declarant’s Rights dated February 5, 2015, and recorded February 6, 2015, in Book 1807, Page 110, in the Clerk of Court/Register for Newberry County; and

WHEREAS, Article XVI, Section 4 provides in part that the Declaration may be amended by the Declarant, “(f) for any other reason so long as such amendment shall not materially adversely affect any substantive right of any Lot Owner.”; and

WHEREAS, the development of Lots at The Territories has not proceeded as planned because of the economic down turn and Declarant needs more time to develop a long term plan to be presented to the existing Lot Owners; and

WHEREAS, Declarant proposes to amend Article II, Section 2(b)(ii) of the Declaration to extend the Declarant Management Period to be eighteen (18) years from the date of recording of the original Master Deed as hereinafter provided.

NOW, THEREFORE, in consideration of the premises contained herein and pursuant to Article II, Section 2(b)(ii) of the Declaration is hereby amended to read as follows:

(ii) eighteen (18) years from the date this Declaration was recorded on July 25, 2007, in the Greenwood and Newberry County, South Carolina, records;

Except as provided herein, all other terms and conditions of the Declaration shall remain and be the same.

IN WITNESS WHEREOF, the undersigned parties have executed this Declaration this 1st day of November, 2016.

WITNESSES:

DECLARANT -- RED BUD, LLC

Paula McLawyn
Witness #1

By: *Joseph F. Rice*
Joseph F. Rice, Manager

Ewendolyn Dirkes
Witness #2 / Can be Notary

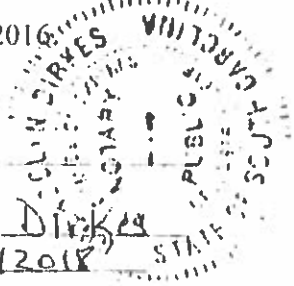
STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

PERSONALLY APPEARED before me Red Bud, LLC, by Joseph F. Rice, its Manager, who provided satisfactory evidence of identification to be the person whose name is subscribed to the foregoing instrument, and further acknowledged before me execution of the foregoing instrument.

SWORN TO and subscribed before me this 1st day of November, 2016

Ewendolyn Dirkes
Notary Public for South Carolina
Printed Name *Ewendolyn Dirkes*
My commission expires *12/05/2018*



STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD) **THIRD AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

WHEREAS, SCN Territories Land Development Company, LLC (“SCN”), as Declarant, filed that certain Declaration of Covenants, Conditions and Restrictions for the Territories (the “Declaration”) recorded July 25, 2007, in Book 1055, Page 227, as amended by Amendment to Declarations of Covenants, Conditions and Restrictions for the Territories recorded January 8, 2010, in Book 1192, Page 60, as amended by Second Amendment recorded October 13, 2011, in Book 1280, Page 132, in the Clerk of Court/Register for Greenwood County.

WHEREAS, SCN assigned its rights as Declarant under the Declaration to Redbud, LLC, by Assignment of Declarant’s Rights dated February 5, 2015, and recorded February 11, 2015, in Book 1453, Page 51, in the Clerk of Court/Register for Greenwood County.

WHEREAS, Article XVI, Section 4 provides in part that the Declaration may be amended by the Declarant, “(f) for any other reason so long as such amendment shall not materially adversely affect any substantive right of any Lot Owner.”; and

WHEREAS, the development of Lots at The Territories has not proceeded as planned because of the economic down turn and Declarant needs more time to develop a long term plan to be presented to the existing Lot Owners; and

WHEREAS, Declarant proposes to amend Article II, Section 2(b)(ii) of the Declaration to extend the Declarant Management Period to be eighteen (18) years from the date of recording of the original Master Deed as hereinafter provided.

NOW, THEREFORE, in consideration of the premises contained herein and pursuant to Article II, Section 2(b)(ii) of the Declaration is hereby amended to read as follows:

201700003024
Filed for Record in
GREENWOOD COUNTY SC
CHASTITY COPELAND, COUNTY CLERK
04-17-2017 At 02:52 pm.
AMENDMENTS 10.00
Book 1577 Page 247 ~ 248

(ii) eighteen (18) years from the date this Declaration was recorded on July 25, 2007, in the Greenwood and Newberry County, South Carolina, records;

Except as provided herein, all other terms and conditions of the Declaration shall remain and be the same.

IN WITNESS WHEREOF, the undersigned parties have executed this Declaration this 1st day of November, 2016.

WITNESSES:

DECLARANT – RED BUD, LLC

Lora McLaughlin
Witness #1
Gwendolyn Dinkes
Witness #2 / Can be Notary

By: Joseph F. Rice
Joseph F. Rice, Manager

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

PERSONALLY APPEARED before me Red Bud, LLC, by Joseph F. Rice, its Manager, who provided satisfactory evidence of identification to be the person whose name is subscribed to the foregoing instrument, and further acknowledged before me execution of the foregoing instrument.

SWORN TO and subscribed before me this 1st day of November, 2016

Gwendolyn Dinkes
Notary Public for South Carolina
Printed Name Gwendolyn Dinkes, S.A.
My commission expires 12/05/2018

