



Recording Date: 07/26/2011

Instrument: 64

Book: 7955 Page: 120-124

FILED-RECORDED

RMC / ROD

2011 Jul 26 PM 3:13:02

DORCHESTER COUNTY

SC Deed Rec Fee: .00

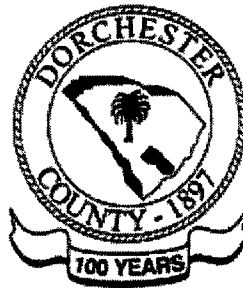
Dor Co Deed Rec Fee: .00

Filing Fee: 10.00

Exemption #:

MARGARET L. BAILEY

Register of Deeds



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ANY OTHER PURPOSE.

REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

Return to:

William B Watkins
 Greenwood Communities & Resorts
 P.O. Box 1546
 Greenwood, SC 29648

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)

**SUPPLEMENTAL DECLARATION
 "A" TO DECLARATION OF COVENANTS,
 RESTRICTIONS, EASEMENTS,
 LIMITATIONS AND PROVISIONS FOR
 MEMBERSHIP IN THE PONDS
 COMMUNITY ASSOCIATION**

THIS SUPPLEMENTAL DECLARATION "A" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 26 day of July, 2011, by GREENWOOD COMMUNITIES AND RESORTS, INC. F/K/A GREENWOOD DEVELOPMENT CORPORATION, a South Carolina limited liability company ("Declarant"), of Greenwood, South Carolina.

FILED/RECORDED
 July 26, 2011
 DORCHESTER COUNTY
 REGISTER OF DEEDS

WITNESSETH

WHEREAS, on or about the 17th day of May, 2007, Declarant executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association** (generally known as the "Declaration") which Declaration was filed at the Register of Deeds, Dorchester County, South Carolina on May 22, 2007, in Book 6035, Page 61, et seq., which Declaration applied to certain Phase I property, "All those certain pieces, parcels or tracts of land lying and being in Dorchester County, South Carolina, and being shown and depicted on a plat entitled "A Final Subdivision Plat, Phase 1, The Ponds, prepared for Greenwood Development Corporation, located in Dorchester County, South Carolina", Sheets 1 through 11 (the "Plat"), said Plat being dated May 16, 2007, prepared by Thomas and Hutton Engineering Company, F. Elliotte Quinn III, S. C. P.L.S., said Plat is recorded in the RMC Office for Dorchester County in Plat Cabinet L at Slide 63 through 64, and

WHEREAS, Declarant reserved in the aforementioned Declaration (Article II, Section 2.2) to expand the Community and the right to bring within the plan and operation of the Declaration, additional properties in future stages of the The Ponds; and

WHEREAS, Declarant holds title in fee simple to the certain lands (hereinafter referred to as "Additional Property") described in Exhibit "A" attached to this Supplemental Declaration; and

WHEREAS, the Additional Property consists of a parcel that contains an additional twenty-one (21) residential lots, known as "Phase 2", which are planned for development for single-family detached residences and, in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

WHEREAS, it is the desire of Declarant to submit the Additional Property to the Declaration of Covenants for the benefit of the Additional Property for the owner(s) of same.

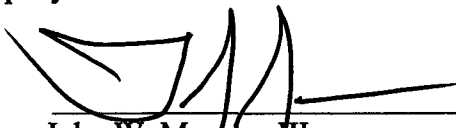
NOW THEREFORE, Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation hereby declares:

1. **Covenants**: That the Additional Property described on Exhibit "A" attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The Ponds, dated May 17, 2007, and recorded May 22, 2007 in the RMC Office for Dorchester County, South Carolina, in Book 6035 at Page 618, and as may be amended from time to time. This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estates in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under this Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Initial Restrictions and Rules, and the By-Laws of the Ponds as Exhibit "C" and Exhibit "D" to the aforementioned Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.

2. **Property**. The Additional Property which is the subject of this Supplemental Declaration consists of twenty-one residential lots in portions of sections commonly known as "Phase 2", as shown on a plat entitled "Final Subdivision Plat of The Ponds Phase 2, Section 1, prepared for Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation", (the "Plat"), said Plat being dated July 21, 2011, prepared by Thomas and Hutton Engineering Company, F. Elliotte Quinn III, S. C. P.L.S., said Plat is recorded in the RMC Office for Dorchester County in Plat Cabinet L at Slide 170 through 170, and all as more particularly described on Exhibit "A" attached hereto and incorporated herein.

3. **Ratification**. All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the additional Property.

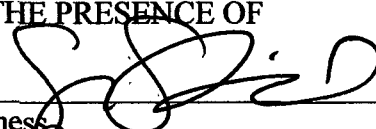
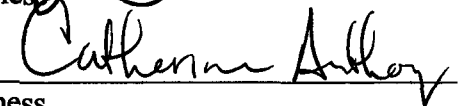
IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental the date and year first written above.

DECLARANT:**GREENWOOD COMMUNITIES AND
RESORTS, INC.**, a South Carolina limited liability
companyBy: 

Name: John W. Morgan, III

Its: Asst. Vice President

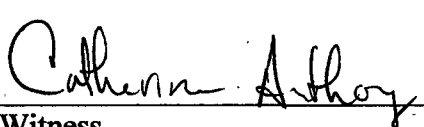
IN THE PRESENCE OF


Witness
Witness

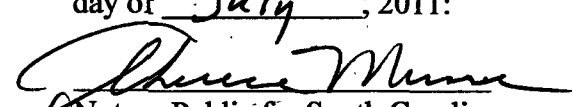
STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

PERSONALLY APPEARED BEFORE me the undersigned witness and made an oath that s/he saw John W. Morgan, III, as Asst. Vice President of Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation, sign seal and as the act and deed of said company, deliver the foregoing Declaration; and that s/he, together with the other Witness, witnessed the execution thereof.

 (SEAL)
Witness

Sworn to before me this 26
day of July, 2011:


Notary Public for South Carolina
My Commission Expires: 9/8/15

This document prepared by:
Greenwood Communities and Resorts, Inc. Legal Department

Exhibit "A"

All that certain piece, parcel or lot of land, lying and being in Dorchester County, South Carolina, being shown and described as **Lots 223, 224, 225, 226, 227, 222, 221, 220, 219, 218, 228, 229, 230, 231, 232, 234, 280, 281, 282, 283 and 297** on a plat entitled **"Final Subdivision Plat of The Ponds, Phase 2, Section 1,** on a plat thereof prepared by C. E. Shehan Surveying, South Carolina Registered Tier B Land Surveyor No. 8810B, said plat being dated July 21, 2011, and recorded in the Office of the RMC for Dorchester County, South Carolina, in Plat Book 4 at Page 170 through 171 (the "Plat").



Recording Date: 11/10/2011

Instrument: 14

Book: 8076 Page: 85-90

FILED-RECORDED
RMC / ROD

2011 Nov 10 AM 10:06:38

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 11.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds



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DORCHESTER COUNTY SOUTH CAROLINA
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ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

William B. Watkins
Greenwood Communities and Resorts, Inc.
P. O. Box 1546
Greenwood, SC 29648

STATE OF SOUTH CAROLINA)

DORCHESTER COUNTY)

FILED/RECORDED
November 10, 2011
DORCHESTER COUNTY
REGISTER OF DEEDS

**CORRECTIVE SUPPLEMENTAL
DECLARATION "A" TO DECLARATION
OF COVENANTS, RESTRICTIONS,
EASEMENTS, LIMITATIONS AND
PROVISIONS FOR MEMBERSHIP IN THE
PONDS COMMUNITY ASSOCIATION**

WHEREAS, on July 21, 2011, Greenwood Communities and Resorts, Inc., formerly known as Greenwood Development Corporation, executed a SUPPLEMENTAL DECLARATION "A" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, said SUPPLEMENTAL DECLARATION being recorded July 26, 2011 in Book 7995 at Page 121 in the RMC Office for Dorchester County, South Carolina; and

WHEREAS, in said SUPPLEMENTAL DECLARATION, the Plat referenced entitled "Final Subdivision Plat of The Ponds Phase 2, Section 1, prepared for Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation", was shown as being dated July 21, 2011 which was incorrect. The correct date of this plat is June 8, 2011.

THEREFORE, this Corrective Supplemental Declaration "A" is being filed to show the correct date of referenced plat is June 8, 2011.

THIS CORRECTIVE SUPPLEMENTAL DECLARATION "A" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 28th day of October, 2011, by GREENWOOD COMMUNITIES AND RESORTS, INC. F/K/A GREENWOOD DEVELOPMENT CORPORATION, a South Carolina limited liability company ("Declarant"), of Greenwood, South Carolina.

WITNESSETH

WHEREAS, on or about the 17th day of May, 2007, Declarant executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association** (generally known as the "Declaration") which Declaration was filed at the Register of Deeds, Dorchester County, South Carolina on May 22, 2007, in Book D6035, Page 61, et seq., which Declaration applied to certain Phase I property, "All those certain pieces, parcels or tracts of land lying and being in Dorchester County, South Carolina, and being shown and depicted on a plat entitled "A Final Subdivision Plat, Phase 1, The Ponds, prepared for Greenwood Development Corporation, located in Dorchester County, South

Carolina", Sheets 1 through 11 (the "Plat"), said Plat being dated May 16, 2007, prepared by Thomas and Hutton Engineering Company, F. Elliotte Quinn III, S. C. P.L.S., said Plat is recorded in the RMC Office for Dorchester County in Plat Cabinet L at Slide 63 through 64, and

WHEREAS, Declarant reserved in the aforementioned Declaration (Article II, Section 2.2) to expand the Community and the right to bring within the plan and operation of the Declaration, additional properties in future stages of the The Ponds; and

WHEREAS, Declarant holds title in fee simple to the certain lands (hereinafter referred to as "Additional Property") described in Exhibit "A" attached to this Supplemental Declaration; and

WHEREAS, the Additional Property consists of a parcel that contains an additional twenty-one (21) residential lots, known as "Phase 2", which are planned for development for single-family detached residences and, in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

WHEREAS, it is the desire of Declarant to submit the Additional Property to the Declaration of Covenants for the benefit of the Additional Property for the owner(s) of same.

NOW THEREFORE, Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation hereby declares:

1. **Covenants:** That the Additional Property described on Exhibit "A" attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The Ponds, dated May 17, 2007, and recorded May 22, 2007 in the RMC Office for Dorchester County, South Carolina, in Book 6035 at Page 618, and as may be amended from time to time. This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estates in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under this Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Initial Restrictions and Rules, and the By-Laws of the Ponds as Exhibit "C" and Exhibit "D" to the aforementioned Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.

2. **Property.** The Additional Property which is the subject of this Supplemental Declaration consists of twenty-one residential lots in portions of sections commonly known as "Phase 2", as shown on a plat entitled "Final Subdivision Plat of The Ponds Phase 2, Section 1, prepared for Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation", (the "Plat"), said Plat being dated **June 8, 2011**, prepared by Thomas and Hutton Engineering Company, F. Elliotte Quinn III, S. C. P.L.S., said Plat is recorded in the RMC Office for Dorchester County in Plat Cabinet L at Slide 170 through , and all as more particularly described on Exhibit "A" attached hereto and incorporated herein.

3. **Ratification.** All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the additional Property.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental the date and year first written above.

DECLARANT: **GREENWOOD COMMUNITIES AND RESORTS, INC.**, a South Carolina limited liability company

By: William B. Watkins
 Name: William B. Watkins
 Its: Vice President

IN THE PRESENCE OF

Carolyn J. Randall
 Witness

Suzanne C. Kennedy
 Witness

STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

PERSONALLY APPEARED BEFORE me the undersigned witness and made an oath that s/he saw William B. Watkins, as Vice President of Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation, sign seal and as the act and deed of said company, deliver the foregoing Declaration; and that s/he, together with the other Witness, witnessed the execution thereof.

Carolyn J. Randall (SEAL)
Witness

Sworn to before me this 28th
day of Oct, 2011:

Stephanie C. Kennerly
Notary Public for South Carolina

My Commission Expires: 04/25/2017

This document prepared by:
Greenwood Communities and Resorts, Inc. Legal Department

Exhibit "A"

All that certain piece, parcel or lot of land, lying and being in Dorchester County, South Carolina, being shown and described as **Lots 223, 224, 225, 226, 227, 222, 221, 220, 219, 218, 228, 229, 230, 231, 232, 234, 280, 281, 282, 283 and 297** on a plat entitled **"Final Subdivision Plat of The Ponds, Phase 2, Section 1**, on a plat thereof prepared by C. E. Shehan Surveying, South Carolina Registered Tier B Land Surveyor No. 8810B, said plat being dated June 8, 2011, and recorded in the Office of the RMC for Dorchester County, South Carolina, in Plat Book L at Page 170 through 170 (the "Plat").



Recording Date: 04/27/2012

Instrument: 82

Book: 8275 Page: 212-216

FILED-RECORDED
RMC / ROD

2012 Apr 27 PM 3:50:56

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds



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REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

FILED/RECORDED
April 27, 2012
DORCHESTER COUNTY
REGISTER OF DEEDS

WHEREAS, the Additional Property consists of a parcel that contains an additional thirty-three (33) residential lots, known as “Phase 2, Section 2”, which are planned for development for single-family detached residences and, in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

WHEREAS, it is the desire of Declarant to submit the Additional Property to the Declaration of Covenants for the benefit of the Additional Property for the owner(s) of same.

NOW THEREFORE, Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation hereby declares:

1. **Covenants**: That the Additional Property described on Exhibit "A" attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The Ponds, dated May 17, 2007, and recorded May 22, 2007 in the RMC Office for Dorchester County, South Carolina, in Book 6035 at Page 618, and as may be amended from time to time. This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estates in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under this Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Initial Restrictions and Rules, and the By-Laws of the Ponds as Exhibit "C" and Exhibit "D" to the aforementioned Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.

2. **Property**. The Additional Property which is the subject of this Supplemental Declaration consists of thirty-three residential lots in portions of sections commonly known as "Phase 2 Section 2", as shown on a plat entitled "Final Subdivision Plat of The Ponds Phase 2, Section 2, Dorchester County, South Carolina, prepared for Greenwood Development Corporation", (the "Plat"), said Plat being dated March 19, 2012, prepared by Thomas and Hutton Engineering Company, F. Elliott Quinn III, S. C. P.L.S., said Plat was recorded April 24, 2012 in the RMC Office for Dorchester County in Plat Cabinet L at Slide 182, and all as more particularly described on Exhibit "A" attached hereto and incorporated herein.

3. **Ratification**. All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the additional Property.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental the date and year first written above.

DECLARANT: **GREENWOOD COMMUNITIES AND RESORTS, INC.**, a South Carolina limited liability company

By: William B. Watkins
 Name: William B. Watkins
 Its: Vice President

IN THE PRESENCE OF

Shay L. Fort
 Witness

Suzanne C. Kennedy
 Witness

STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

PERSONALLY APPEARED BEFORE me the undersigned witness and made an oath that s/he saw William B. Watkins, as Vice President of Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation, sign seal and as the act and deed of said company, deliver the foregoing Declaration; and that s/he, together with the other Witness, witnessed the execution thereof.

Shay L. Fort (SEAL)
 Witness

Sworn to before me this 26th
 day of April, 2012:

Suzanne C. Kennedy
 Notary Public for South Carolina

My Commission Expires: 4/25/2017

This document prepared by: Greenwood Communities and Resorts, Inc. Legal Department

Exhibit "A"

All that certain piece, parcel or lot of land, lying and being in Dorchester County, South Carolina, being shown and described as **HOA and Drainage Easements and Lots 235, 236, 237, 238, 239, 240, 241, 298, 299, 300, 301, 302, 303, 304, 279, 278, 277, 286, 285, 284, 274, 273, 272, 271, 270, 269, 268, 267, 266, 265, 265, 263 and 262** on a plat entitled **"Final Subdivision Plat of The Ponds, Phase 2, Section 2,** on a plat thereof prepared by C. E. Shehan Surveying, South Carolina Registered Tier B Land Surveyor No. 8810B, said plat being dated March 19, 2012, and recorded in the Office of the RMC for Dorchester County, South Carolina, in Plat Book L at Slide 182 (the "Plat").



Recording Date: 11/30/2012

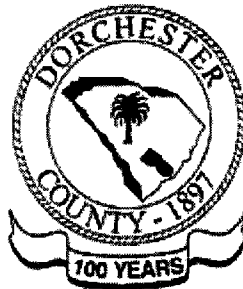
Instrument: 170

Book: 8571 Page: 255-259

FILED-RECORDED
RMC / ROD

2012 Nov 30 PM 2:54:01

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds



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843-563-0181 or 843-832-0181

FILED/RECORDED
November 30, 2012
DORCHESTER COUNTY
REGISTER OF DEEDS

**SUPPLEMENTAL DECLARATION
"C" TO DECLARATION OF COVENANTS,
RESTRICTIONS, EASEMENTS,
LIMITATIONS AND PROVISIONS FOR
MEMBERSHIP IN THE PONDS
COMMUNITY ASSOCIATION**

THIS SUPPLEMENTAL DECLARATION "C" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 26th day of April, 2012, by GREENWOOD COMMUNITIES AND RESORTS, INC. F/K/A GREENWOOD DEVELOPMENT CORPORATION, a South Carolina limited liability company ("Declarant"), of Greenwood, South Carolina.

WHEREAS, on or about the 17th day of May, 2007, Declarant executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association** (generally known as the “Declaration”) which Declaration was filed at the Register of Deeds, Dorchester County, South Carolina on May 22, 2007, in Book D6035, Page 61, et seq., which Declaration applied to certain Phase I property, “All those certain pieces, parcels or tracts of land lying and being in Dorchester County, South Carolina, and being shown and depicted on a plat entitled “A Final Subdivision Plat, Phase 1, The Ponds, prepared for Greenwood Development Corporation, located in Dorchester County, South Carolina”, Sheets 1 through 11 (the “Plat”), said Plat being dated May 16, 2007, prepared by Thomas and Hutton Engineering Company, F. Elliotte Quinn III, S. C. P.L.S., said Plat is recorded in the RMC Office for Dorchester County in Plat Cabinet L at Slide 63 through 64, and

WHEREAS, Declarant reserved in the aforementioned Declaration (Article II, Section 2.2) to expand the Community and the right to bring within the plan and operation of the Declaration, additional properties in future stages of the The Ponds; and

WHEREAS, Declarant holds title in fee simple to the certain lands (hereinafter referred to as "Additional Property") described in Exhibit "A" attached to this Supplemental Declaration; and

WHEREAS, the Additional Property consists of a parcel that contains an additional twenty-five (25) residential lots, known as "Phase 2, Section 3", which are planned for development for single-family detached residences and, in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

WHEREAS, it is the desire of Declarant to submit the Additional Property to the Declaration of Covenants for the benefit of the Additional Property for the owner(s) of same.

NOW THEREFORE, Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation hereby declares:

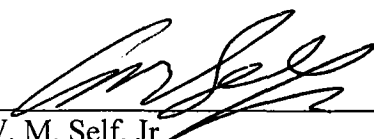
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2. **Property**. The Additional Property which is the subject of this Supplemental Declaration consists of twenty-five residential lots in portions of sections commonly known as "Phase 2 Section 3", as shown on a plat entitled "Final Subdivision Plat of The Ponds Phase 2, Section 3, (the "Plat")", Dorchester County, South Carolina, prepared for Greenwood Development Corporation, said Plat last revised November 7, 2012, prepared by Thomas and Hutton Engineering Company, F. Elliotte Quinn III, S. C. P.L.S., said Plat was recorded in the RMC Office for Dorchester County in Plat Cabinet L at Slide 195, and all as more particularly described on Exhibit "A" attached hereto and incorporated herein.

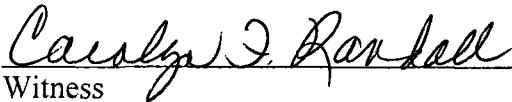
3. **Ratification**. All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the additional Property.

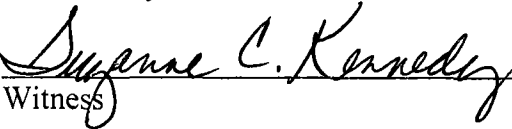
IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental the date and year first written above.

DECLARANT: **GREENWOOD COMMUNITIES AND RESORTS, INC.**, a South Carolina limited liability company

By: 
Name: W. M. Self, Jr.
Its: Vice President

IN THE PRESENCE OF


Witness


Witness

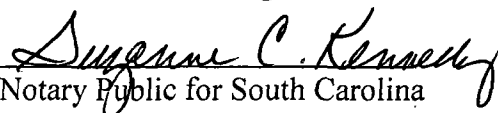
STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

PERSONALLY APPEARED BEFORE me the undersigned witness and made an oath that s/he saw W. M. Self, Jr., as Vice President of Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation, sign seal and as the act and deed of said company, deliver the foregoing Declaration; and that s/he, together with the other Witness, witnessed the execution thereof.

 (SEAL)
Witness

Sworn to before me this 20th
day of November, 2012:


Notary Public for South Carolina

My Commission Expires: 4/25/2017

This document prepared by: Greenwood Communities and Resorts, Inc. Legal Department

Exhibit "A"

All that certain piece, parcel or lot of land, lying and being in Dorchester County, South Carolina, being shown and described as **HOA and Drainage Easements** and **Lots 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 305, 306, 307, 308, 309** on a plat entitled "**Final Subdivision Plat of The Ponds, Phase 2, Section 3**", on a plat thereof prepared by C. E. Shehan Surveying, South Carolina Registered Tier B Land Surveyor No. 8810B, said plat last revised November 7, 2012, and recorded in the Office of the RMC for Dorchester County, South Carolina, in Plat Book L at Slide 195 (the "Plat").



Recording Date: 12/05/2012

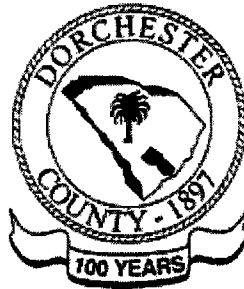
Instrument: 73

Book: 8579 Page: 159-163

FILED-RECORDED
RMC / ROD

2012 Dec 05 PM 3:08:41

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds



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DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

FILED/RECORDED
December 5, 2012
DORCHESTER COUNTY
REGISTER OF DEEDS

10-
Upon Recording, please return to:
McNair Law Firm, P.A.
P.O. Drawer 3
Hilton Head Island, SC 29938
Attn: Cary S. Griffin

Please Cross-Reference Book 6035, Page 61, et seq.

STATE OF SOUTH CAROLINA	)	SUPPLEMENTAL DECLARATION "D"
	)	TO DECLARATION OF COVENANTS,
COUNTY OF DORCHESTER	)	RESTRICTIONS, EASEMENTS,
		LIMITATIONS AND PROVISIONS FOR
		MEMBERSHIP IN THE PONDS
		COMMUNITY ASSOCIATION

THIS SUPPLEMENTAL DECLARATION "D" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 7th day of November, 2012, by **GREENWOOD COMMUNITIES AND RESORTS INC., F/K/A GREENWOOD DEVELOPMENT CORPORATION**, a South Carolina corporation ("Declarant"), of Greenwood, South Carolina.

W I T N E S S E T H

WHEREAS, on or about the 17th of May of 2007, Declarant executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership in The Ponds Community Association (generally known as the "Declaration")** which Declaration was filed with the Register of Deeds, Dorchester County, South Carolina, on May 22, 2007, in Book 6035, Page 61, et seq., which Declaration applied to certain Phase 1 property being shown and depicted on a plat entitled, "A Final Subdivision Plat, Phase 1, The Ponds, prepared for Greenwood Development Corporation, located in Dorchester County, South Carolina", Sheets 1 through 11 (the "Plat"), said Plat being dated May 16, 2007, prepared by Thomas and Hutton Engineering Company, F. Elliotte Quinn III, S.C.P.L.S. 10292, said Plat is recorded in the ROD Office for Dorchester County in Plat Cabinet L at Slide 63 through 64; and

WHEREAS, Declarant reserved in the aforementioned Declaration (Article II, Section 2.2) to expand the Community and the right to bring within the plan and operation of the Declaration, additional properties in future stages of The Ponds; and

WHEREAS, Declarant holds title in fee simple to certain lands (hereinafter referred to as "Additional Property") described in Exhibit "A" attached to this Supplemental Declaration; and

WHEREAS, the Additional Property consists of a parcel that contains 17.433 acres which may be subdivided into as many as fifty-six (56) residential lots, generally referred to as Tract 2-1, which are planned for development for single-family detached residences and, in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

WHEREAS, it is the desire of Declarant to submit the Additional property to the Declaration of Covenants for the benefit of the Additional Property and for the owner(s) of same.

NOW, THEREFORE, Greenwood Communities and Resorts Inc. f/k/a Greenwood Development Corporation hereby declares:

1. Covenants: That the Additional Property described on Exhibit "A" attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The Ponds, dated May 17, 2007, and recorded May 22, 2007, in the ROD Office for Dorchester County, South Carolina, in Book 6035 at Page 61, and as may be amended from time to time. This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estates in the land herein referred to as the Additional Property. These covenants, conditions, and restrictions set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under this Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Initial Restrictions and Rules, and the By-Laws of the Ponds attached as Exhibit "C" and Exhibit "D" to the aforementioned Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.

2. Property. The Additional Property which is the subject of this Supplemental Declaration consists of undeveloped acreage of 17.433 acres as shown on the plat entitled, "Plat of the Subdivision of The Ponds, Phase 2 (92.56 Ac.) to create Tract 2-1 (17.433 Ac.)", Dorchester County, South Carolina (the "Plat"), said Plat being dated October 3, 2012, and last revised October 25, 2012, prepared by Thomas and Hutton Engineering Company, F. Elliotte Quinn III, S.C.P.L.S. #10292, said Plat was recorded November 1, 2012, in the ROD Office for Dorchester County in Plat Cabinet L at Slide 194, and all as more particularly described on Exhibit "A" attached hereto and incorporated herein.

3. Ratification. All terms and conditions of this Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the Additional Property.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental Declaration "D" the date and year first written above.

IN THE PRESENCE OF:

DECLARANT:
GREENWOOD COMMUNITIES AND
RESORTS INC., a South Carolina corporation

Carolyn J. Russell
Witness

Suzanne C. Kennedy
Witness

By: William B. Watkins
Name: William B. Watkins
Its: Vice President

[Corporate Seal]

STATE OF SOUTH CAROLINA)
COUNTY OF GREENWOOD)

ACKNOWLEDGMENT
Under SC Code Section 30-5-30

PERSONALLY APPEARED BEFORE me, came William B. Watkins, Vice President of Greenwood Communities and Resorts Inc., who did acknowledge that he did sign, seal and as the act and deed of said corporation, deliver the foregoing Supplemental Declaration:

SWORN to me this 7th
day of Nov., 2012

Suzanne C. Kennedy
Notary Public for South Carolina
My Commission Expires: 04/25/2017

EXHIBIT "A"

ALL that certain piece, parcel or lot of land, situate, lying and being in Dorchester County, South Carolina, being shown and described as Tract 2-1 (759,388 Sq. Ft. – 17.433 Acres), The Ponds, on a plat thereof entitled "Plat of The Subdivision of The Ponds Phase 2 (92.56 Ac.) to create Tract 2-1 (17.433 Ac.)," dated October 3, 2012, and last revised October 25, 2012, prepared by Thomas & Hutton Engineering Co., certified by F. Elliotte Quinn III, SCRLS #10292, and recorded on November 1, 2012 in the Office of the Register of Deeds for Dorchester County Records in Cabinet L at Slide194 ("Plat"). For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded Plat.

This being a portion of the property conveyed to the Grantor herein by Deed from Ponds Plantation, L.L.C. dated May 5, 2004, recorded in the Office of the Register of Deeds for Dorchester County in Book 4700, Page 360, et seq.



Recording Date: 10/30/2013

Instrument: 15

Book: 9068 Page: 284-288

FILED-RECORDED
RMC / ROD

2013 Oct 30 AM 11:24:38

DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds



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THE PERMANENT RECORD OF THIS DOCUMENT. IT IS
NOT TO BE DETACHED OR REMOVED AND MUST BE
CITED AS THE FIRST PAGE OF THE RECORDED
DOCUMENT. THE TOP OF THE PAGE IS TO BE USED FOR
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ANY OTHER PURPOSE.

REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER) **SUPPLEMENTAL DECLARATION
"E" TO DECLARATION OF COVENANTS,
RESTRICTIONS, EASEMENTS,
LIMITATIONS AND PROVISIONS FOR
MEMBERSHIP IN THE PONDS
COMMUNITY ASSOCIATION**

10-
THIS SUPPLEMENTAL DECLARATION "E" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 22nd day of October, 2013, by GREENWOOD COMMUNITIES AND RESORTS, INC. F/K/A GREENWOOD DEVELOPMENT CORPORATION, a South Carolina limited liability company ("Declarant"), of Greenwood, South Carolina.

WITNESSETH

WHEREAS, on or about the 17th day of May, 2007, Declarant executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association** (generally known as the "Declaration") which Declaration was filed at the Register of Deeds, Dorchester County, South Carolina on May 22, 2007, in Book 6035, Page 61, et seq., which Declaration applied to certain Phase I property, "All those certain pieces, parcels or tracts of land lying and being in Dorchester County, South Carolina, and being shown and depicted on a plat entitled "A Final Subdivision Plat, Phase 1, The Ponds, prepared for Greenwood Development Corporation, located in Dorchester County, South Carolina", Sheets 1 through 11 (the "Plat"), said Plat being dated May 16, 2007, prepared by Thomas and Hutton Engineering Company, F. Elliotte Quinn III, S. C. P.L.S., said Plat is recorded in the RMC Office for Dorchester County in Plat Cabinet L at Slide 63 through 64, and

WHEREAS, Declarant reserved in the aforementioned Declaration (Article II, Section 2.2) to expand the Community and the right to bring within the plan and operation of the Declaration, additional properties in future stages of the The Ponds; and

WHEREAS, Declarant holds title in fee simple to the certain lands (hereinafter referred to as "Additional Property") described in Exhibit "A" attached to this Supplemental Declaration; and

WHEREAS, the Additional Property consists of a parcel that contains an additional sixty-four (64) residential lots (Lot 310 through Lot 373), known as "Phase 2, Section 4", which are planned for development for single-family detached residences and, in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

William B. Watkins, Esq.
Greenwood Communities and Resorts, Inc.
P. O. Box 1546
Greenwood, SC 29648

WHEREAS, it is the desire of Declarant to submit the Additional Property to the Declaration of Covenants for the benefit of the Additional Property for the owner(s) of same.

NOW THEREFORE, Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation hereby declares:

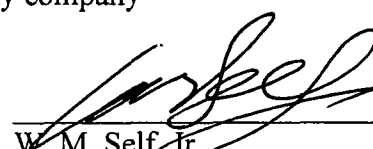
1. **Covenants:** That the Additional Property described on Exhibit "A" attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The Ponds, dated May 17, 2007, and recorded May 22, 2007 in the RMC Office for Dorchester County, South Carolina, in Book 6035 at Page 618, and as may be amended from time to time. This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estates in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under this Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Initial Restrictions and Rules, and the By-Laws of the Ponds as Exhibit "C" and Exhibit "D" to the aforementioned Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.

2. **Property.** The Additional Property which is the subject of this Supplemental Declaration consists of sixty-four residential lots (Lot 310 through Lot 373) in portions of sections commonly known as "Phase 2 Section 4", as shown on a plat entitled "Final Subdivision Plat of The Ponds Phase 2, Section 4, (the "Plat")", Dorchester County, South Carolina, prepared for Greenwood Communities and Resorts, Inc. said Plat dated October 10, 2013, prepared by Thomas and Hutton Engineering Company, F. Elliotte Quinn III, S. C. P.L.S., said Plat was recorded on October 21, 2013 in the RMC Office for Dorchester County in Plat Cabinet M at Slide 13, and all as more particularly described on Exhibit "A" attached hereto and incorporated herein.

3. **Ratification.** All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the additional Property.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental the date and year first written above.

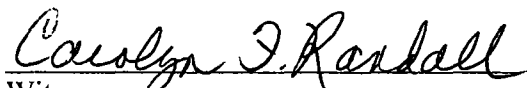
DECLARANT: **GREENWOOD COMMUNITIES AND RESORTS, INC.,** a South Carolina limited liability company

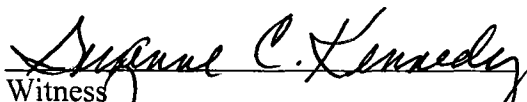
By: 

Name: W. M. Self, Jr.

Its: President

IN THE PRESENCE OF


Witness

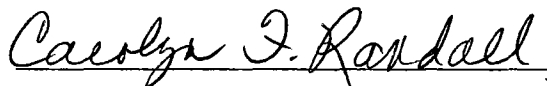

Witness

FILED/RECORDED
OCTOBER 30, 2013
DORCHESTER COUNTY
REGISTER OF DEEDS

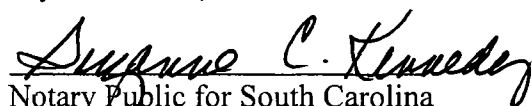
STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

PERSONALLY APPEARED BEFORE me the undersigned witness and made an oath that s/he saw W. M. Self, Jr., as President of Greenwood Communities and Resorts, Inc. f/k/a Greenwood Development Corporation, sign seal and as the act and deed of said company, deliver the foregoing Declaration; and that s/he, together with the other Witness, witnessed the execution thereof.

 (SEAL)
Witness

Sworn to before me this 22nd
day of October, 2013:


Notary Public for South Carolina

My Commission Expires: 4/25/2017

Exhibit "A"

All that certain piece, parcel or lot of land, lying and being in Dorchester County, South Carolina, being shown and described as Sixty-four (64) Lots, Phase 2 Section 4, (Lot 310 through Lot 373) on a plat entitled **"Final Subdivision Plat of The Ponds, Phase 2, Section 4,** on a plat thereof prepared by C. E. Shehan Surveying, South Carolina Registered Tier B Land Surveyor No. 8810B, said plat dated October 10, 2013, and recorded in the Office of the RMC for Dorchester County, South Carolina, in Plat Book M at Slide 13 (the "Plat").

This document prepared by: Greenwood Communities and Resorts, Inc. Legal Department



Recording Date: 02/18/2015

Instrument: 110

Book: 9620 Page: 171-175

FILED-RECORDED

RMC / ROD

2015 Feb 18 PM 1:36:41

DORCHESTER COUNTY

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Dor Co Deed Rec Fee: .00

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Exemption #:

MARGARET L. BAILEY

Register of Deeds



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MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

10

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)
**SUPPLEMENTAL DECLARATION
"F" TO DECLARATION OF COVENANTS,
RESTRICTIONS, EASEMENTS,
LIMITATIONS AND PROVISIONS FOR
MEMBERSHIP IN THE PONDS
COMMUNITY ASSOCIATION**

THIS SUPPLEMENTAL DECLARATION "F" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 5/2 day of January, 2015, by KH Ponds LLLP.

FILED/RECORDED
FEBRUARY 18, 2015
DORCHESTER COUNTY
REGISTER OF DEEDS

WITNESSETH

WHEREAS, on or about the May 17, 2007, Greenwood Communities and Resorts, Inc., executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association** (generally known as the "Declaration") which Declaration was recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 618, together with all amendments and/or supplements thereto; and

WHEREAS, the "Declarant" rights under the Declaration were assigned to KH Ponds LLLP (the "Declarant") pursuant to the Assignment of Declarant's Rights dated December 5, 2013 and recorded in the Dorchester County Register of Deeds Office on December 6, 2013 in Book 9110 at Page 44, said assignment being re-recorded on January 2, 2014 in Book 9138 at Page 75; and

WHEREAS, Article II, Section 2.2 of the Declaration provides that Declarant may bring within the plan and operation of the Declaration additional property by subjecting the same to the Declaration by the filing of a Supplemental Declaration; and

WHEREAS, Declarant holds title in fee simple to those certain lands (hereinafter referred to as "Additional Property") described in Exhibit "A" attached to this Supplemental Declaration; and

WHEREAS, the Additional Property consists of a parcel that contains 25.91 acres± and will be known as "Cresswind at The Ponds Phase 1" for development of single-family detached residences with related amenities and improvements; and in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

WHEREAS, it is the desire of Declarant to submit the Additional Property to the Declaration for the benefit of the Additional Property for the owner(s) of same.

NOW THEREFORE, KH Ponds LLLP declares as follows:

1. **Covenants:** That the Additional Property described on Exhibit "A" attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The ponds, dated May 17, 2007, and recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 618 and as may be amended and/or supplemented from time to time. This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estate in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under the Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Declaration, the By-Laws of Ponds Community Association attached as Exhibit "C" to the Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.
2. **Property:** The Additional Property consists of 25.91 acres+, is known as "Cresswind at The Ponds Phase 1" and is more fully described on Exhibit "A" which is attached hereto and incorporated herein by reference.
3. **Ratification:** All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the Additional Property.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental the date and year first written above.

IN THE PRESENCE OF:

James B. Murrell
Witness

C. J. Allen
Witness

DECLARANT:

KH PONDS LLLP

By: Mike McLendon (Seal)
Name: Mike McLendon
Its: Authorized Signatory

STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

FILED/RECORDED
FEBRUARY 18, 2015
DORCHESTER COUNTY
REGISTER OF DEEDS

PERSONALLY APPEARED BEFORE me the undersigned witness and made an oath that s//he saw Mike McLendon, as Authorized Signatory of KH Ponds LLLP, sign seal and as the act and deed of said company, deliver the foregoing Supplemental Declaration; and that s/he, together with the other Witness, witnessed the execution thereof.

James B. Murrell (SEAL)
Witness

Sworn to before me this 12
day of January, 2015

C. J. Allen
Notary Public for South Carolina
My Commission Expires: 2/5/23

EXHIBIT "A"

All that certain piece, parcel or tract of land situate, lying and being in Dorchester County, South Carolina, identified as Cresswind at The Ponds Phase I, containing 25.91 acres, and being more fully shown and delineated on the plat entitled "Final Subdivision Plat of Cresswind at The Ponds Phase I" dated August 21, 2014, prepared by Thomas & Hutton, and recorded August 22, 2014 in Plat Cabinet M, Page 35, said tract having such size, shape, form, courses, distances, buttings, boundaries and delineations as are more fully shown on the above referred to plat; reference is hereby craved to said plat and same is made a part and parcel of this description.

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

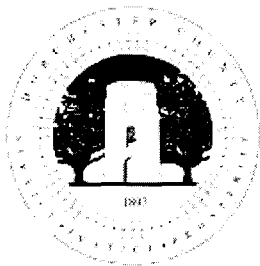
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2016907717		
Receipt Number:	3372	Return To:	KOLTER HOMES
Recorded As:	MISCELLANEOUS		
Recorded On:	April 05, 2016		
Recorded At:	12:11:13 PM	Received From:	KOLTER HOMES
Recorded By:	NW	Parties:	
Book/Page:	RB 10165: 297 - 301		Direct- KH PONDS LLLP
Total Pages:	5		Indirect- CRESSWIND AT THE PONDS

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)
SUPPLEMENTAL DECLARATION
"G" TO DECLARATION OF COVENANTS,
RESTRICTIONS, EASEMENTS,
LIMITATIONS AND PROVISIONS FOR
MEMBERSHIP IN THE PONDS
COMMUNITY ASSOCIATION

THIS SUPPLEMENTAL DECLARATION "G" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 29 day of MARCH, 2016, by KH Ponds LLLP.

WITNESSETH

FILED/RECORDED
APRIL 5, 2016
DORCHESTER COUNTY
REGISTER OF DEEDS

WHEREAS, on or about the May 17, 2007, Greenwood Communities and Resorts, Inc., executed a Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association (generally known as the "Declaration") which Declaration was recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61, together with all amendments and/or supplements thereto; and

WHEREAS, the "Declarant" rights under the Declaration were assigned to KH Ponds LLLP (the "Declarant") pursuant to the Assignment of Declarant's Rights dated December 5, 2013 and recorded in the Dorchester County Register of Deeds Office on December 6, 2013 in Book 9110 at Page 44, said assignment being re-recorded on January 2, 2014 in Book 9138 at Page 75; and

WHEREAS, Article II, Section 2.2 of the Declaration provides that Declarant may bring within the plan and operation of the Declaration additional property by subjecting the same to the Declaration by the filing of a Supplemental Declaration; and

WHEREAS, Declarant holds title in fee simple to those certain lands (hereinafter referred to as "Additional Property") described in Exhibit "A" attached to this Supplemental Declaration; and

WHEREAS, the Additional Property consists of the property known as "Cresswind at The Ponds Phase 2", "The Ponds Phase 2, Section 5" and "The Ponds Phase 2, Section 6", which are planned for the development of single-family detached residences with related amenities and improvements; and in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

WHEREAS, it is the desire of Declarant to submit the Additional Property to the Declaration for the benefit of the Additional Property for the owner(s) of same.

Therese Munroe
Kellen Thomas
467 Hounded Oaks Pkwy
Summerville, SC 29423

NOW THEREFORE, KH Ponds LLLP declares as follows:

1. **Covenants:** That the Additional Property described on Exhibit “A” attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The ponds, dated May 17, 2007, and recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61 and as may be amended and/or supplemented from time to time (the “Declaration”). This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estate in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under the Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Declaration, the By-Laws of Ponds Community Association attached as Exhibit “C” to the Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.
2. **Property:** The Additional Property is more fully described on Exhibit “A” which is attached hereto and incorporated herein by reference.
3. **Ratification:** All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the Additional Property.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental the date and year first written above.

IN THE PRESENCE OF:

Steven A. Grimes

Witness

Erika Denham
Witness

DECLARANT:

KH PONDS LLLP

By: Mike McLendon (Seal)

Name: Mike McLendon

Its: Authorized Signatory

FILED/RECORDED
APRIL 5, 2016
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 29 day of March, 2016 by KH Ponds LLLP, by Mike McLendon, its Authorized Signatory.

Therese Munroe (SEAL)

Notary Public for South Carolina

My Commission Expires: 09-11-2025

THERESE MUNROE

EXHIBIT "A"**CRESSWIND AT THE PONDS PHASE 2:**

All that certain piece, parcel or tract of land situate, lying and being in Dorchester County, South Carolina, identified as "Cresswind at The Ponds Phase 2" containing a total of 20.21 acres, and being more fully shown and delineated on the plat entitled "Final Subdivision Plat of Cresswind at The Ponds Phase 2" dated December 14, 2015, prepared by Thomas & Hutton, and recorded December 23, 2015 in Plat Cabinet M, Page 72, said tract having such size, shape, form, courses, distances, buttings, boundaries and delineations as are more fully shown on the above referred to plat; reference is hereby craved to said plat and same is made a part and parcel of this description.

THE PONDS PHASE 2, SECTION 5:

All that certain piece, parcel or tract of land situate, lying and being in Dorchester County, South Carolina, identified as "The Ponds Phase 2, Section 5" containing a total of 6.15 acres, and being more fully shown and delineated on the plat entitled "Final Subdivision Plat of The Ponds Phase 2, Section 5" dated January 19, 2015, prepared by Thomas & Hutton, and recorded February 17, 2015 in Plat Cabinet M, Page 49, said tract having such size, shape, form, courses, distances, buttings, boundaries and delineations as are more fully shown on the above referred to plat; reference is hereby craved to said plat and same is made a part and parcel of this description.

THE PONDS PHASE 2, SECTION 6:

All that certain piece, parcel or tract of land situate, lying and being in Dorchester County, South Carolina, identified as "The Ponds Phase 2, Section 6" containing a total of 21.40 acres, and being more fully shown and delineated on the plat entitled "Final Subdivision Plat of The Ponds Phase 2, Section 6" dated November 20, 2015, prepared by Thomas & Hutton, and recorded December 9, 2015 in Plat Cabinet M, Page 70, said tract having such size, shape, form, courses, distances, buttings, boundaries and delineations as are more fully shown on the above referred to plat; reference is hereby craved to said plat and same is made a part and parcel of this description.

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

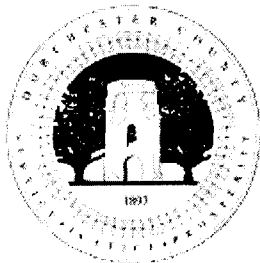
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2016922146		
Receipt Number:	11697	Return To:	MCNAIR LAW FIRM
Recorded As:	MISCELLANEOUS		
Recorded On:	September 08, 2016		
Recorded At:	11:37:21 AM	Received From:	MCNAIR LAW FIRM
Recorded By:	NW	Parties:	
Book/Page:	RB 10417: 239 - 243		Direct- KH PONDS LLLP
Total Pages:	5		Indirect- RESTRICTIONS

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

**STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)**

**SUPPLEMENTAL DECLARATION
“H” TO DECLARATION OF COVENANTS,
RESTRICTIONS, EASEMENTS,
LIMITATIONS AND PROVISIONS FOR
MEMBERSHIP IN THE PONDS
COMMUNITY ASSOCIATION**

THIS SUPPLEMENTAL DECLARATION "H" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 7 day of September, 2016, by KH Ponds LLLP.

WITNESSETH

WHEREAS, on or about the May 17, 2007, Greenwood Communities and Resorts, Inc., executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association** (generally known as the “Declaration”) which Declaration was recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61, together with all amendments and/or supplements thereto; and

WHEREAS, the “Declarant” rights under the Declaration were assigned to KH Ponds LLLP (the “Declarant”) pursuant to the Assignment of Declarant’s Rights dated December 5, 2013 and recorded in the Dorchester County Register of Deeds Office on December 6, 2013 in Book 9110 at Page 44, said assignment being re-recorded on January 2, 2014 in Book 9138 at Page 75; and

WHEREAS, Article II, Section 2.2 of the Declaration provides that Declarant may bring within the plan and operation of the Declaration additional property by subjecting the same to the Declaration by the filing of a Supplemental Declaration; and

WHEREAS, Declarant holds title in fee simple to those certain lands (hereinafter referred to as “Additional Property”) described in Exhibit “A” attached to this Supplemental Declaration; and

WHEREAS, the Additional Property consists of the property known as “Cresswind at The Ponds Phase 3” which is planned for the development of single-family detached residences with related amenities and improvements; and in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

WHEREAS, it is the desire of Declarant to submit the Additional Property to the Declaration for the benefit of the Additional Property for the owner(s) of same.

1292865v1

Chase McGill
McNair Law Firm
11019 Ocean Highway
Pawleys, Island, SC 29585

NOW THEREFORE, KH Ponds LLLP declares as follows:

1. **Covenants:** That the Additional Property described on Exhibit “A” attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The ponds, dated May 17, 2007, and recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61 and as may be amended and/or supplemented from time to time (the “Declaration”). This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estate in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under the Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Declaration, the By-Laws of Ponds Community Association attached as Exhibit “C” to the Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.
2. **Property:** The Additional Property is more fully described on Exhibit “A” which is attached hereto and incorporated herein by reference.
3. **Ratification:** All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the Additional Property.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental the date and year first written above.

IN THE PRESENCE OF:

Carl

Witness

Charles Bryson

Witness

DECLARANT:

KH PONDS LLLP

FILED/RECORDED
SEPTEMBER 8, 2016
DORCHESTER COUNTY
REGISTER OF DEEDS

By: Mike McLendon (Seal)
Name: Mike McLendon
Its: Authorized Signatory

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 7 day of September, 2016 by KH Ponds LLLP, by Mike McLendon, its Authorized Signatory.

Therese Munroe (SEAL) THERESE MUNROE
Notary Public for South Carolina
My Commission Expires: 09-11-2025

EXHIBIT “A”

All that certain piece, parcel or tract of land situate, lying and being in Dorchester County, South Carolina, identified as “Cresswind at The Ponds Phase 3” containing a total of 12.82 acres, and being more fully shown and delineated on the plat entitled “Final Subdivision Plat of Cresswind at The Ponds Phase 3” dated April 26, 2016, prepared by Thomas & Hutton, and recorded May 17, 2016 in Plat Cabinet M, Page 85, said tract having such size, shape, form, courses, distances, buttings, boundaries and delineations as are more fully shown on the above referred to plat; reference is hereby craved to said plat and same is made a part and parcel of this description.

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

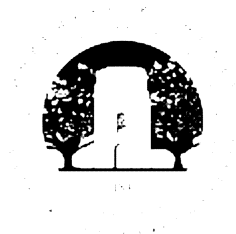
***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2018004653	
Receipt Number:	40952	Return To:
Recorded As:	EREC-RESTRICTIONS	
Recorded On:	February 28, 2018	
Recorded At:	10:41:08 AM	Received From: SIMPLIFILE
Recorded By:	KU	Parties:
Book/Page:	RB 11238: 75 - 79	Direct- KH PONDS LLLP
Total Pages:	5	Indirect- PONDS COMMUNITY ASSOCIATION

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

Recording Fee: \$10.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)
**SUPPLEMENTAL DECLARATION
 "I" TO DECLARATION OF COVENANTS,
 RESTRICTIONS, EASEMENTS,
 LIMITATIONS AND PROVISIONS FOR
 MEMBERSHIP IN THE PONDS
 COMMUNITY ASSOCIATION**

THIS SUPPLEMENTAL DECLARATION "I" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 25 day of FEBRUARY, 2018, by KH Ponds LLLP.

WITNESSETH

WHEREAS, on or about the May 17, 2007, Greenwood Communities and Resorts, Inc., executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association** (generally known as the "Declaration") which Declaration was recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61, together with all amendments and/or supplements thereto; and

WHEREAS, the "Declarant" rights under the Declaration were assigned to KH Ponds LLLP (the "Declarant") pursuant to the Assignment of Declarant's Rights dated December 5, 2013 and recorded in the Dorchester County Register of Deeds Office on December 6, 2013 in Book 9110 at Page 44, said assignment being re-recorded on January 2, 2014 in Book 9138 at Page 75; and

WHEREAS, Article II, Section 2.2 of the Declaration provides that Declarant may bring within the plan and operation of the Declaration additional property by subjecting the same to the Declaration by the filing of a Supplemental Declaration; and

WHEREAS, Declarant holds title in fee simple to those certain lands (hereinafter referred to as "Additional Property") described in Exhibit "A" attached to this Supplemental Declaration; and

WHEREAS, the Additional Property consists of the property known as "The Ponds Phase 4" which is planned for the development of single-family detached residences with related amenities and improvements; and in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

WHEREAS, it is the desire of Declarant to submit the Additional Property to the Declaration for the benefit of the Additional Property for the owner(s) of same.

HARVEY & VALLINI, LLC
 ATTORNEYS AND COUNSELORS AT LAW
 497 BRAMSON COURT, SUITE 201
 MT. PLEASANT, SC 29464-8325
 FILE NO. 152

NOW THEREFORE, KH Ponds LLLP declares as follows:

1. **Covenants:** That the Additional Property described on Exhibit "A" attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The Ponds, dated May 17, 2007, and recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61 and as may be amended and/or supplemented from time to time (the "Declaration"). This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estate in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under the Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Declaration, the By-Laws of Ponds Community Association attached as Exhibit "C" to the Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.
2. **Property:** The Additional Property is more fully described on Exhibit "A" which is attached hereto and incorporated herein by reference.
3. **Ratification:** All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the Additional Property.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental Declaration the date and year first written above.

Signed, Sealed and Delivered
in the Presence of:

KH PONDS, LLLP, a Delaware limited
liability limited partnership

Eva McBrath

Witness #1

Christine Kelly

Witness #2

By: Mike McLendon

Name: Mike McLendon

Its: Authorized Signatory

STATE OF SC)
)
COUNTY OF DORCHESTER)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 25 day of FEBRUARY, 2018, by KH PONDS LLLP, a Delaware limited liability limited partnership, by Mike McLendon, its Authorized Signatory, on behalf of the limited liability limited partnership.

Therese Munroe (SEAL)
Notary Public for SC
Notary Printed Name: THERESE MUNROE
My commission expires: 09-11-2025
(AFFIX NOTARY SEAL)

EXHIBIT "A"

All that certain piece, parcel or tract of land situate, lying and being in Dorchester County, South Carolina, identified as "The Ponds Phase 4" containing a total of 9.88 acres, and being more fully shown and delineated on the plat entitled "Final Subdivision Plat of The Ponds Phase 4" dated October 4, 2017, prepared by Thomas & Hutton, and recorded November 21, 2017 in Plat Cabinet M, Page 128, said tract having such size, shape, form, courses, distances, buttings, boundaries and delineations as are more fully shown on the above referred to plat; reference is hereby craved to said plat and same is made a part and parcel of this description.

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

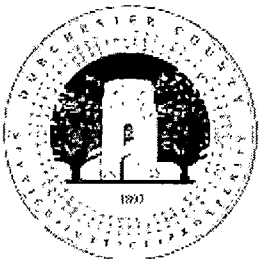
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2018010535		
Receipt Number:	44619	Return To:	WALK IN CUSTOMER
Recorded As:	MISCELLANEOUS		
Recorded On:	May 02, 2018		
Recorded At:	02:39:58 PM	Received From:	WALK IN CUSTOMER
Recorded By:	KU	Parties:	
Book/Page:	RB 11334: 347 - 348		Direct- KH PONDS LLLP
Total Pages:	2		Indirect- PONDS COMMUNITY ASSOCIATION

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

FILED/RECORDED
May 2, 2018
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)
**SUPPLEMENTAL DECLARATION
"J" TO DECLARATION OF COVENANTS,
RESTRICTIONS, EASEMENTS,
LIMITATIONS AND PROVISIONS FOR
MEMBERSHIP IN THE PONDS
COMMUNITY ASSOCIATION**

THIS SUPPLEMENTAL DECLARATION "J" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 1 day of MAY, 2018, by KH Ponds LLLP.

WITNESSETH

WHEREAS, on or about the May 17, 2007, Greenwood Communities and Resorts, Inc., executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association** (generally known as the "Declaration") which Declaration was recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61, together with all amendments and/or supplements thereto; and

WHEREAS, the "Declarant" rights under the Declaration were assigned to KH Ponds LLLP (the "Declarant") pursuant to the Assignment of Declarant's Rights dated December 5, 2013 and recorded in the Dorchester County Register of Deeds Office on December 6, 2013 in Book 9110 at Page 44, said assignment being re-recorded on January 2, 2014 in Book 9138 at Page 75; and

WHEREAS, Article II, Section 2.2 of the Declaration provides that Declarant may bring within the plan and operation of the Declaration additional property by subjecting the same to the Declaration by the filing of a Supplemental Declaration; and

WHEREAS, Declarant holds title in fee simple to those certain lands (hereinafter referred to as "Additional Property") described in Exhibit "A" attached to this Supplemental Declaration, and

WHEREAS, the Additional Property consists of the property known as "The Ponds Phase 5" which is planned for the development of single-family detached residences with related amenities and improvements; and in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

WHEREAS, it is the desire of Declarant to submit the Additional Property to the Declaration for the benefit of the Additional Property for the owner(s) of same.

MIKE MCLENDON
THE PONDS
326 HUNDRED OAKS PKWY
SUMMER VILLE, SC 29403

NOW THEREFORE, KH Ponds LLLP declares as follows:

1. **Covenants:** That the Additional Property described on Exhibit "A" attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The Ponds, dated May 17, 2007, and recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61 and as may be amended and/or supplemented from time to time (the "Declaration"). This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estate in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under the Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Declaration, the By-Laws of Ponds Community Association attached as Exhibit "C" to the Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.
2. **Property:** The Additional Property is more fully described on Exhibit "A" which is attached hereto and incorporated herein by reference.
3. **Ratification:** All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the Additional Property.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental Declaration the date and year first written above.

Signed, Sealed and Delivered
in the Presence of:

Sheresa W. Stewart

Witness #1

Adam McLendon

Witness #2

**KH PONDS, LLLP, a Delaware limited
liability limited partnership**

By: Mike McLendon

Name: Mike McLendon

Its: Authorized Signatory

FILED/RECORDED
May 2, 2018
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SC)

COUNTY OF DORCHESTER)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 1 day of MAY, 2018, by KH PONDS LLLP, a Delaware limited liability limited partnership, by Mike McLendon, its Authorized Signatory, on behalf of the limited liability limited partnership.

Therese Munroe (SEAL)

Notary Public for SC

Notary Printed Name: THERESE MUNROE

My commission expires: 09-11-2025

(AFFIX NOTARY SEAL)

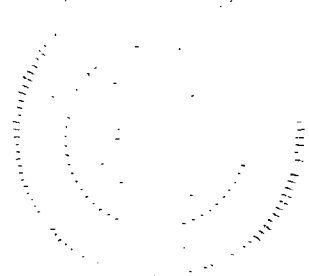


EXHIBIT "A"

All that certain piece, parcel or tract of land situate, lying and being in Dorchester County, South Carolina, identified as "The Ponds Phase 5" containing a total of 30.44 acres, and being more fully shown and delineated on the plat entitled "Final Subdivision Plat of The Ponds Phase 5" dated December 12, 2017, prepared by Thomas & Hutton, and recorded February 27, 2018 in Plat Cabinet M, Page 137, said tract having such size, shape, form, courses, distances, buttings, boundaries and delineations as are more fully shown on the above referred to plat; reference is hereby craved to said plat and same is made a part and parcel of this description.

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #: 2018011872

Receipt Number: 45397

Return To: MIKE MCLENDON

Recorded As: RESTRICTIONS

Recorded On: May 16, 2018

Recorded At: 12:24:30 PM

Received From: MIKE MCLENDON

Recorded By: CB

Parties:

Book/Page: RB 11358: 264 - 269

Direct- KH PONDS LLLP

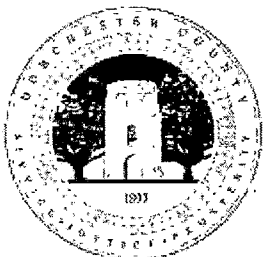
Total Pages: 6

Indirect- PONDS COMMUNITY ASSOCIATION

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$11.00

Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

FILED/RECORDED
May 16, 2018
DORCHESTER COUNTY
REGISTER OF DEEDS

CORRECTIVE

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

SUPPLEMENTAL DECLARATION
"J" TO DECLARATION OF COVENANTS,
RESTRICTIONS, EASEMENTS,
LIMITATIONS AND PROVISIONS FOR
MEMBERSHIP IN THE PONDS
COMMUNITY ASSOCIATION

THIS CORRECTIVE SUPPLEMENTAL DECLARATION "J" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 15 day of MAY, 2018, by KH Ponds LLLP with the consent of Ponds Community Association.

WITNESSETH

WHEREAS, on or about the May 17, 2007, Greenwood Communities and Resorts, Inc., executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association** (generally known as the "Declaration") which Declaration was recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61, together with all amendments and/or supplements thereto; and

WHEREAS, the “Declarant” rights under the Declaration were assigned to KH Ponds LLLP (the “Declarant”) pursuant to the Assignment of Declarant’s Rights dated December 5, 2013 and recorded in the Dorchester County Register of Deeds Office on December 6, 2013 in Book 9110 at Page 44, said assignment being re-recorded on January 2, 2014 in Book 9138 at Page 75; and

WHEREAS, Article II, Section 2.2 of the Declaration provides that Declarant may bring within the plan and operation of the Declaration additional property by subjecting the same to the Declaration by the filing of a Supplemental Declaration; and

WHEREAS, Declarant and Ponds Community Association hold title in fee simple to those certain lands (hereinafter referred to as "Additional Property") described in Exhibit "A" attached to this Supplemental Declaration; and

WHEREAS, the Additional Property consists of the property known as "The Ponds Phase 5" which is planned for the development of single-family detached residences with related amenities and improvements; and in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

MIKE McLendon
KOLTER HOMES
326 HUNDRED OAKS Pkwy
Summerville, SC 29483

WHEREAS, Supplemental Declaration "J" to Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership in the Ponds Community Association was filed May 2, 2018, in Book 11334, Page 347, in the Dorchester County Register of Deeds Office; and

WHEREAS, KH Ponds, LLLP conveyed various common area parcels to Ponds Community Association by Quit Claim Deed filed May 2, 2018, in Book 11334, Page 341, said deed being inadvertently recorded before the above Supplemental Declaration J was recorded; and

WHEREAS, Ponds Community Association wishes to consent to the filing of Supplemental Declaration J; and

WHEREAS, it is the desire of Declarant with the consent of Ponds Community Association to submit the Additional Property to the Declaration for the benefit of the Additional Property for the owner(s) of same.

NOW THEREFORE, KH Ponds LLLP declares as follows:

1. **Covenants:** That the Additional Property described on Exhibit "A" attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The Ponds, dated May 17, 2007, and recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61 and as may be amended and/or supplemented from time to time (the "Declaration"). This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estate in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under the Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Declaration, the By-Laws of Ponds Community Association attached as Exhibit "C" to the Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.
2. **Property:** The Additional Property is more fully described on Exhibit "A" which is attached hereto and incorporated herein by reference.
3. **Ratification:** All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the Additional Property.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Corrective Supplemental Declaration the date and year first written above.

Signed, Sealed and Delivered
in the Presence of:

Melissa W. Stewart
Witness #1

H. Nawoz
Witness #2

KH PONDS, LLLP, a Delaware limited
liability limited partnership

By: Mike McLendon
Name: Mike McLendon
Its: Authorized Signatory

FILED/RECORDED
May 16, 2018
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 15 day of MAY, 2018, by KH PONDS LLLP, a Delaware limited liability limited partnership, by Mike McLendon, its Authorized Signatory, on behalf of the limited liability limited partnership.

Therese Munroe (SEAL)
Notary Public for South Carolina
Notary Printed Name: THERESE MUNROE
My commission expires: 09-21-2025
(AFFIX NOTARY SEAL)

IN WITNESS WHEREOF, Ponds Community Association hereby consents to this
Corrective Supplemental Declaration the date and year first written above.

Signed, Sealed and Delivered
in the Presence of:

Sheresa W. Stewart
Witness #1

N. Nance
Witness #2

PONDS COMMUNITY ASSOCIATION

By: Mike McLenon
Print Name: Michael E. McLenon
Its: President

FILED/RECORDED
May 16, 2018
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 15 day of MAY,
2018, by Ponds Community Association, by MIKE MCLENDON, its
PRESIDENT.

Therese Munro (SEAL)
Notary Public for South Carolina
Notary Printed Name: THERESE MUNROG
My commission expires: 09-11-2025
(AFFIX NOTARY SEAL)

EXHIBIT "A"

All that certain piece, parcel or tract of land situate, lying and being in Dorchester County, South Carolina, identified as "The Ponds Phase 5" containing a total of 30.44 acres, and being more fully shown and delineated on the plat entitled "Final Subdivision Plat of The Ponds Phase 5" dated December 12, 2017, prepared by Thomas & Hutton, and recorded February 27, 2018 in Plat Cabinet M, Page 137, said tract having such size, shape, form, courses, distances, buttings, boundaries and delineations as are more fully shown on the above referred to plat; reference is hereby craved to said plat and same is made a part and parcel of this description.

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2018020646	
Receipt Number:	50708	Return To:
Recorded As:	EREC-RESTRICTIONS	
Recorded On:	August 20, 2018	
Recorded At:	12:34:27 PM	Received From: SIMPLIFILE
Recorded By:	CB	Parties:
Book/Page:	RB 11509: 8 - 16	Direct- KH PONDS LLLP
Total Pages:	9	Indirect- PONDS COMMUNITY ASSOCIATION

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

Recording Fee: \$14.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)
) **SUPPLEMENTAL DECLARATION**
"K" TO DECLARATION OF COVENANTS,
RESTRICTIONS, EASEMENTS,
LIMITATIONS AND PROVISIONS FOR
MEMBERSHIP IN THE PONDS
COMMUNITY ASSOCIATION

THIS SUPPLEMENTAL DECLARATION "K" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 10 day of August, 2018, by KH Ponds LLLP.

WITNESSETH

WHEREAS, on or about the May 17, 2007, Greenwood Communities and Resorts, Inc., executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association** (generally known as the "Declaration") which Declaration was recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61, together with all amendments and/or supplements thereto; and

WHEREAS, the "Declarant" rights under the Declaration were assigned to KH Ponds LLLP (the "Declarant") pursuant to the Assignment of Declarant's Rights dated December 5, 2013 and recorded in the Dorchester County Register of Deeds Office on December 6, 2013 in Book 9110 at Page 44, said assignment being re-recorded on January 2, 2014 in Book 9138 at Page 75; and

WHEREAS, Article II, Section 2.2 of the Declaration provides that Declarant may bring within the plan and operation of the Declaration additional property by subjecting the same to the Declaration by the filing of a Supplemental Declaration; and

WHEREAS, the Additional Property consists of the property known as "**Village Ponds at The Ponds**", as shown and described on that certain plat entitled "Final Subdivision Plat of The Ponds (1,612.5 Ac.) & Parcel A (0.54 Ac.) To Create Phase 1 Village Ponds at The Ponds (3.51Ac.)" dated September 3, 2014, prepared by Thomas & Hutton, and recorded October 31, 2014, in **Plat Cabinet M, Page 44** (the "**Plat**"), which Additional Property is planned for the development of single-family detached residences with related amenities and improvements; and in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

Return To:
McNair Law Firm
PO BOX 1431
Charleston, SC 29402

WHEREAS, KH Ponds, LLLP conveyed the common area parcel shown on the Plat as “HOA Open 8,105 sq. ft. 0.19 Ac.” (the “HOA Open”) to Ponds Community Association by Quit Claim Deed filed January 11, 2018, in Book 11175, Page 275, said deed being inadvertently recorded before the within Supplemental Declaration K was able to be recorded; and

WHEREAS, KH Ponds, LLLP conveyed “**LOT 4**” as shown on the Plat to Alice A. Aldredge and Raymond J. Aldredge, III (together, “Aldredge”), by General Warranty Deed filed July 27, 2018, in Book 11471, Page 339, said deed being inadvertently recorded before the within Supplemental Declaration K was recorded; and

WHEREAS, Declarant, Ponds Community Association, and Aldredge, are all the fee simple owners to those certain lands (hereinafter referred to as “Additional Property”) described in Exhibit “A” attached to this Supplemental Declaration; and

WHEREAS, Ponds Community Association and Aldredge wish to consent to the filing of Supplemental Declaration K; and

WHEREAS, it is the desire of Declarant, with the consent of Ponds Community Association and Aldredge, to submit the Additional Property to the Declaration for the benefit of the Additional Property for the owner(s) of same.

NOW THEREFORE, KH Ponds LLLP declares as follows:

1. **Covenants:** That the Additional Property described on Exhibit “A” attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The Ponds, dated May 17, 2007, and recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61 and as may be amended and/or supplemented from time to time (the “Declaration”). This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estate in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under the Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Declaration, the By-Laws of Ponds Community Association attached as Exhibit “C” to the Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.
2. **Property:** The Additional Property is more fully described on Exhibit “A” which is attached hereto and incorporated herein by reference.

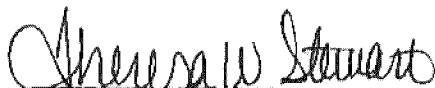
3. **Ratification:** All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the Additional Property.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplemental Declaration as of the date and year first written above.

Signed, Sealed and Delivered
in the Presence of:

**KH PONDS, LLLP, a Delaware limited
liability limited partnership**

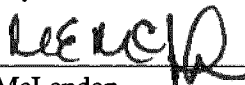


Witness #1



Witness #2

By: KH Ponds GP LLC, a Delaware limited
liability company, its General Partner

By: 

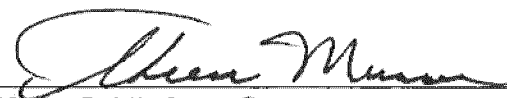
Name: Mike McLendon

Its: Authorized Signatory

STATE OF SC)
)
COUNTY OF DORCHESTER)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 16 day of AUGUST, 2018, by KH PONDS LLLP, a Delaware limited liability limited partnership, by KH Ponds GP LLC, a Delaware limited liability company, its General Partner, by Mike McLendon, its Authorized Signatory, on behalf of the limited liability limited partnership.

 (SEAL)
Notary Public for SC
Notary Printed Name: TERESA MUNROE
My commission expires: 09-11-2025
(AFFIX NOTARY SEAL)

IN WITNESS WHEREOF, Alice A. Aldredge and Raymond J. Aldredge, III, hereby consent to this Supplemental Declaration as of the date and year first written above.

**Signed, Sealed and Delivered
in the Presence of:**

Theresa W. Stewart
Witness #1
Theresa W. Stewart
Witness #2

Alice A. Aldredge
Alice A. Aldredge
(As to Lot 4)

Theresa W. Stewart
Witness #1
Theresa W. Stewart
Witness #2

Raymond J. Aldredge, III
Raymond J. Aldredge, III
(As to Lot 4)

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 10th day of August, 2018, by Alice A. Aldredge and Raymond J. Aldredge, III.

Theresa W. Stewart
My Commission Expires
March 10, 2021

Notary Public
State of South Carolina

Theresa W. Stewart (SEAL)
Notary Public for South Carolina
Notary Printed Name: Theresa W. Stewart
My commission expires: 3/10/21
(AFFIX NOTARY SEAL)

EXHIBIT "A"
(Additional Property)

All that certain piece, parcel or tract of land situate, lying and being in Dorchester County, South Carolina, identified as **"Village Ponds at The Ponds"** containing a total of **3.51 acres**, and being more fully shown and delineated on a plat entitled **"Final Subdivision Plat of The Ponds (1,612.5 Ac.) & Parcel A (0.54 Ac.) To Create Phase 1 Village Ponds at The Ponds (3.51Ac.)"** dated September 3, 2014, prepared by Thomas & Hutton, and recorded October 31, 2014, in Plat Cabinet M, Page 44, said tract having such size, shape, form, courses, distances, butts, boundaries and delineations as are more fully shown on the above referenced plat. Reference is hereby craved to said plat and same is made a part and parcel of this description.

ADDITIONAL CONSENTS OF OWNERS OF LOTS IN PHASE 1 VILLAGE PONDS AT THE PONDS:

IN WITNESS WHEREOF, Kelly A. Withers and Kyle L. Withers hereby consent to this Supplemental Declaration as of the date and year first written above.

**Signed, Sealed and Delivered
in the Presence of:**

Witness #1

Witness #2

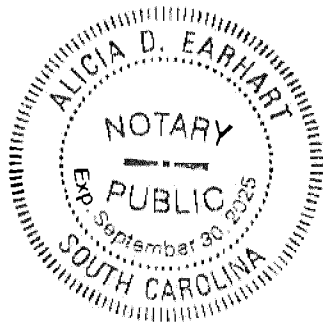
Kelly A. Withers
(As to Lot 10)

Kyle L. Withers
(As to Lot 10)

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 17 day of August 2018 2018, by Kelly A. Withers and Kyle L. Withers.



Alicia D. Earhart (SEAL)
Notary Public for South Carolina
Notary Printed Name: Alicia D. Earhart
My commission expires: 9-30-25
(AFFIX NOTARY SEAL)

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

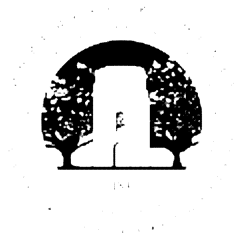
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Recorded At:	02:31:01 PM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 11553: 234 - 236	Direct- KH PONDS LLLP
Total Pages:	3	Indirect- PONDS COMMUNITY ASSOCIATION

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

Recording Fee: \$10.00
Tax Charge: \$0.00

Margaret Bailey

Margaret Bailey - Register of Deeds



STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER) SUPPLEMENTAL DECLARATION "L" TO
) COVENANTS, RESTRICTIONS, EASEMENTS,
) LIMITATIONS AND PROVISIONS FOR
) MEMBERSHIP IN THE PONDS COMMUNITY
) ASSOCIATION

THIS SUPPLEMENTAL DECLARATION "L" TO COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION (this "***Supplement***") is made as of this 18 day of September, 2018, by KH PONDS LLLP, a Delaware limited liability limited partnership ("***Declarant***").

WITNESSETH:

WHEREAS, Greenwood Development Corporation made and entered into that certain Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership in the Ponds Community Association dated May 17, 2007, and recorded May 22, 2007, in Book 6035, at Page 061 in the Office of the Register of Deeds for Dorchester County, South Carolina (together with all amendments and/or supplements thereto, the "***Declaration***");

WHEREAS, the Declarant Rights under the Declaration were assigned to Declarant pursuant to the Assignment of Declarant's Rights dated December 5, 2013 and recorded in the Dorchester County Register of Deeds Office on December 6, 2013 in Book 9110, at Page 44, said assignment being re-recorded on January 2, 2014 in Book 9138, at Page 75;

WHEREAS, Article XV, Section 15.1 of the Declaration provides that as long as Declarant holds its Class "B" voting powers, Declarant may unilaterally amend the Declaration for any purpose;

WHEREAS, Declarant still holds its Class "B" voting powers and desires to amend Article XIV, Section 14.13 of the Declaration as set forth herein.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the above, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows, and agrees as follows with regard to the Property:

Article XIV, Section 14.13, shall be amended by deleting the section in its entirety.

Except as amended by this Supplemental Declaration L to Covenants, Restrictions, Easements, Limitations and Provisions for Membership in the Ponds Community Association, said Declaration shall remain in full force and effect.

[Signatures on following page]

[Remainder of page intentionally left blank]

Return To:
McNair Law Firm
PO BOX 1431
Charleston, SC 29402

IN WITNESS WHEREOF, the Declarant has caused this Supplement to be executed in its name and its seal to be affixed hereto as of the date first written above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

KH PONDS LLLP, a Delaware limited
liability limited partnership

By: KH Ponds GP LLC, a Delaware limited
liability company, its General Partner

James B. Moore Jr.
Witness #1

Elizabeth B. Dasburg
Witness #2

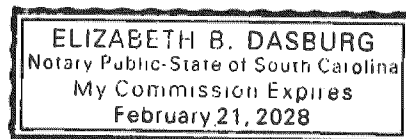
By: Mike McLendon
Name: Mike McLendon
Title: Authorized Signatory

STATE OF South Carolina)
COUNTY OF Charleston)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 18 day of September, 2018, by KH PONDS LLLP, a Delaware limited liability limited partnership, by KH Ponds GP LLC, a Delaware limited liability company, its General Partner, by Mike McLendon, its Authorized Signatory, on behalf of the limited liability limited partnership.

Elizabeth B. Dasburg (SEAL)
Print Name: Elizabeth B. Dasburg
Notary Public for South Carolina
My commission expires: 2-21-18



MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

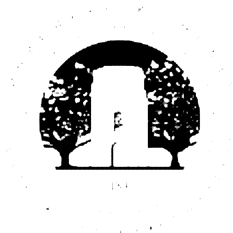
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Recorded By:	NW	Parties:
Book/Page:	RB 11718: 198 - 202	Direct- KH PONDS LLLP
Total Pages:	5	Indirect- PONDS COMMUNITY ASSOCIATION

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

Recording Fee: \$10.00
Tax Charge: \$0.00

Margaret Bailey

Margaret Bailey - Register of Deeds



STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER)
**SUPPLEMENTAL DECLARATION
 "M" TO DECLARATION OF COVENANTS,
 RESTRICTIONS, EASEMENTS,
 LIMITATIONS AND PROVISIONS FOR
 MEMBERSHIP IN THE PONDS
 COMMUNITY ASSOCIATION**

THIS SUPPLEMENTAL DECLARATION "M" TO DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION, is made this 23rd day of January, 2019, by KH Ponds LLLP.

WITNESSETH

WHEREAS, on or about the May 17, 2007, Greenwood Communities and Resorts, Inc., executed a **Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership In The Ponds Community Association** (generally known as the "Declaration") which Declaration was recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61, together with all amendments and/or supplements thereto; and

WHEREAS, the "Declarant" rights under the Declaration were assigned to KH Ponds LLLP (the "Declarant") pursuant to the Assignment of Declarant's Rights dated December 5, 2013 and recorded in the Dorchester County Register of Deeds Office on December 6, 2013 in Book 9110 at Page 44, said assignment being re-recorded on January 2, 2014 in Book 9138 at Page 75; and

WHEREAS, Article II, Section 2.2 of the Declaration provides that Declarant may bring within the plan and operation of the Declaration additional property by subjecting the same to the Declaration by the filing of a Supplemental Declaration; and

WHEREAS, Declarant holds title in fee simple to those certain lands (hereinafter referred to as "Additional Property") described in Exhibit "A" attached to this Supplemental Declaration; and

WHEREAS, the Additional Property consists of the property known as "The Ponds Phase 6" which is planned for the development of single-family detached residences with related amenities and improvements; and in light of the physical characteristics of this subdivision and the desire for an integrated, uniform and harmonious common plan of development, Declarant finds that private controls over the use of the land, including the use of covenants, restrictions, easements, and conditions are the most effective means of preserving and enhancing the economic and other values pertaining to the Community; and

WHEREAS, it is the desire of Declarant to submit the Additional Property to the Declaration for the benefit of the Additional Property for the owner(s) of same.

NOW THEREFORE, KH Ponds LLLP declares as follows:

1. **Covenants:** That the Additional Property described on Exhibit "A" attached hereto shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for The Ponds, dated May 17, 2007, and recorded May 22, 2007 in the Register of Deeds Office for Dorchester County, South Carolina, in Book 6035 at Page 61 and as may be amended and/or supplemented from time to time (the "Declaration"). This Declaration, the benefits of this Declaration, and the affirmative and negative burdens of this Declaration, whether pertaining to items, benefits, and obligations presently existing or to be created or executed in the future, do and shall, in equity and at law, touch and concern and run with the land and estate in the land herein referred to as the Additional Property. These covenants, restrictions, easements, and limitations set forth in the Declaration are intended to be running covenants and servitudes burdening and benefitting the parties to this Declaration, their successors, assigns, and all persons now or hereafter deriving an interest in the Additional Property. Any rights and easements reserved by Declarant under the Declaration shall also be reserved to the assigns and successors-in-interest of Declarant. The Declaration, the By-Laws of Ponds Community Association attached as Exhibit "C" to the Declaration, as well as the other Governing Documents referenced in the Declaration, are likewise made applicable to the Additional Property.
2. **Property:** The Additional Property is more fully described on Exhibit "A" which is attached hereto and incorporated herein by reference.
3. **Ratification:** All terms and conditions of the Declaration referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the Additional Property.

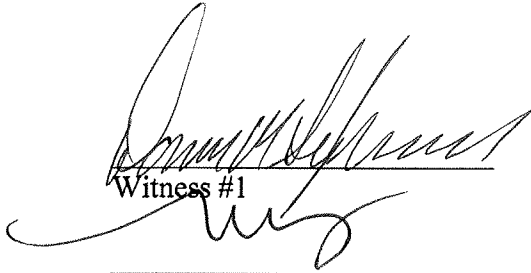
[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Ponds Supplemental Declaration the date and year first written above.

Signed, Sealed and Delivered
in the Presence of:

KH PONDS LLLP, a Delaware limited
liability partnership

By: KH Ponds GP, LLC, a Delaware limited
liability company, its General Partner


Witness #1

By: Mike McLendon (Seal)
Mike McLendon
Its: Authorized Signatory

Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF Dorchester)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 23rd day of January, 2019, by KH Ponds LLLP, a Delaware limited liability partnership, by KH Ponds GP LLC, a Delaware limited liability company, its General Partner, by Mike McLendon, its Authorized Signatory, on behalf of the limited liability limited partnership.

Theresa W. Stewart (SEAL)

Theresa W. Stewart
My Commission Expires
March 10, 2021

Print Name of Notary: Theresa W. Stewart
Notary Public for South Carolina
My Commission Expires: 3/10/21

Notary Public
State of South Carolina

EXHIBIT "A"

All that certain piece, parcel or tract of land situate, lying and being in Dorchester County, South Carolina, identified as "The Ponds Phase 6" containing a total of 24.86 acres, and being more fully shown and delineated on the plat entitled "Final Subdivision Plat of The Ponds Phase 6" dated September 24, 2018, prepared by Thomas & Hutton, and recorded January 17, 2019 in Plat Cabinet M, Page 162, said tract having such size, shape, form, courses, distances, buttings, boundaries and delineations as are more fully shown on the above referred to plat; reference is hereby craved to said plat and same is made a part and parcel of this description.

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

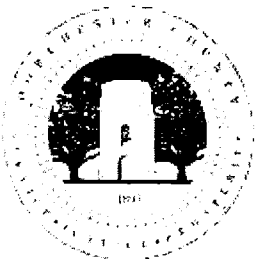
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



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Recorded As:	RESTRICTIONS		
Recorded On:	April 04, 2019		
Recorded At:	12:22:45 PM	Received From:	KOLTER HOMES
Recorded By:	NW	Parties:	
Book/Page:	RB 11816: 106 - 109		Direct- KH PONDS LLLP
Total Pages:	4		Indirect- PONDS COMMUNITY ASSOCIATION

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

THIS SUPPLEMENTAL DECLARATION “M” TO COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION (this “*Supplement*”) is made as of this 30 day of November, 2018, by KH PONDS LLLP, a Delaware limited liability limited partnership (“*Declarant*”).

WHEREAS, Greenwood Development Corporation made and entered into that certain Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership in the Ponds Community Association dated May 17, 2007, and recorded May 22, 2007, in Book 6035, at Page 061 in the Office of the Register of Deeds for Dorchester County, South Carolina (together with all amendments and/or supplements thereto, the “*Declaration*”);

WHEREAS, Article XV, Section 15.1 of the Declaration provides that as long as Declarant holds its Class “B” voting powers, Declarant may unilaterally amend the Declaration for any purpose;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the above, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows, and agrees as follows with regard to the Property:

(j) Rental Restriction/Leases. The residential portion of the Community is intended by Declarant to be a primary home community and to contain owner-occupied residences. The lease or rental of any residence on a Residential Unit for a period of less than twelve (12) consecutive months shall be prohibited, excluding rentals or other arrangements to or with members of and Owner's immediate family. The lease or rental of any residence for a period exceeding twelve (12) consecutive months shall not be considered to be a violation of this Declaration so long as the lease of such residence is undertaken in full compliance with, and subject to, the rules and regulations as may be promulgated and published from time to time by the Association. Because a Dependency is allowed on a Residential Unit pursuant to Section

Return to:
 Walter Hines
 Attn: Therese Monroe
 467 Hundred Oaks Pkwy
 Summerville, SC 29483

3.10(b) above, it is conceivable that long term leases of both residences on a Residential Unit may become a reality. Multiple leases of residences on any one Residential Unit is permissible and not in violation of this restriction so long as the lessees are related by blood or marriage or be employment (e.g. a caretaker residing in a Dependency who is the employee of a tenant in the "Main House"). The intention of this restriction is to prohibit the rental of more than one residence on a Residential Unit to unrelated parties. All leases of any residences within the Property shall be in writing and all tenants of residents within the Property shall in all respects be subject to the terms and conditions of this Declaration. The Board may suggest or require a standard lease form or lease addendum for use by Owners. Each Owner shall register the names of the tenant(s) by providing a copy of the executed lease to the Board and/or complete any Board prescribed form then in effect. It is also the intention that such tenants shall have privileges to use the Common Property of the Community.

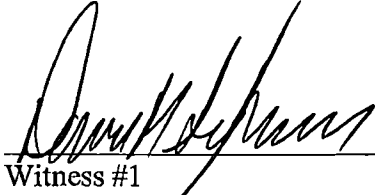
Except as amended by this Supplemental Declaration M to Covenants, Restrictions, Easements, Limitations and Provisions for Membership in the Ponds Community Association, said Declaration shall remain in full force and effect.

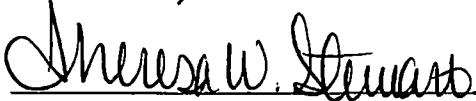
[Signatures on following page]

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Declarant has caused this Supplement M to be executed in its name and its seal to be affixed hereto as of the date first written above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Witness #1


Witness #2

KH PONDS LLLP, a Delaware limited liability limited partnership

By: KH Ponds GP LLC, a Delaware limited liability company, its General Partner

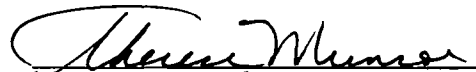
By: 
Name: Mike McLendon
Title: Authorized Signatory

FILED/RECORDED
April 4, 2019
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 30 day of November, 2018, by KH PONDS LLLP, a Delaware limited liability limited partnership, by KH Ponds GP LLC, a Delaware limited liability company, its General Partner, by Mike McLendon, its Authorized Signatory, on behalf of the limited liability limited partnership.

 (SEAL)
Print Name: Therese Munroe
Notary Public for South Carolina
My commission expires: 09-11-2025

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

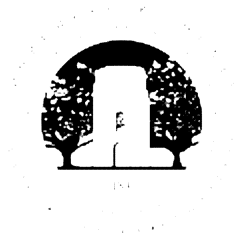
Instrument #:	2019008442	
Receipt Number:	62983	Return To:
Recorded As:	EREC-RESTRICTIONS	
Recorded On:	April 15, 2019	
Recorded At:	12:15:01 PM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 11829: 26 - 30	Direct- KH PONDS LLLP
Total Pages:	5	Indirect- PONDS COMMUNITY ASSOCIATION

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

Recording Fee: \$10.00
Tax Charge: \$0.00

Margaret Bailey

Margaret Bailey - Register of Deeds



MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #: 2019007640

Receipt Number: 62459

Return To: KOLTER HOMES

Recorded As: RESTRICTIONS

Recorded On: April 04, 2019

Recorded At: 12:22:45 PM

Received From: KOLTER HOMES

Recorded By: NW

Parties:

Book/Page: RB 11816: 106 - 109

Direct- KH PONDS LLLP

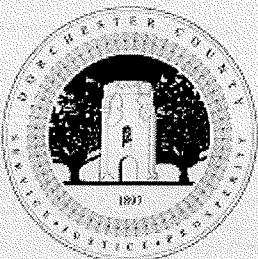
Total Pages: 4

Indirect- PONDS COMMUNITY ASSOCIATION

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00

Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

FILED/RECORDED
April 4, 2019
DORCHESTER COUNTY
REGISTER OF DEEDS

THIS SUPPLEMENTAL DECLARATION “~~N~~” TO COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND PROVISIONS FOR MEMBERSHIP IN THE PONDS COMMUNITY ASSOCIATION (this “*Supplement*”) is made as of this 30 day of November, 2018, by KH PONDS LLLP, a Delaware limited liability limited partnership (“*Declarant*”).

WITNESSETH:

WHEREAS, Greenwood Development Corporation made and entered into that certain Declaration of Covenants, Restrictions, Easements, Limitations and Provisions for Membership in the Ponds Community Association dated May 17, 2007, and recorded May 22, 2007, in Book 6035, at Page 061 in the Office of the Register of Deeds for Dorchester County, South Carolina (together with all amendments and/or supplements thereto, the “*Declaration*”);

WHEREAS, the Declarant Rights under the Declaration were assigned to Declarant pursuant to the Assignment of Declarant's Rights dated December 5, 2013 and recorded in the Dorchester County Register of Deeds Office on December 6, 2013 in Book 9110, at Page 44, said assignment being re-recorded on January 2, 2014 in Book 9138, at Page 75;

WHEREAS, Article XV, Section 15.1 of the Declaration provides that as long as Declarant holds its Class “B” voting powers, Declarant may unilaterally amend the Declaration for any purpose;

WHEREAS, Declarant still holds its Class “B” voting powers and desires to amend Article III, Section 3.11(j) of the Declaration as set forth herein.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the above, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows, and agrees as follows with regard to the Property:

Article III, Section 3.11(j), shall be amended and restated in its entirety as follows:

(j) Rental Restriction/Leases. The residential portion of the Community is intended by Declarant to be a primary home community and to contain owner-occupied residences. The lease or rental of any residence on a Residential Unit for a period of less than twelve (12) consecutive months shall be prohibited, excluding rentals or other arrangements to or with members of and Owner's immediate family. The lease or rental of any residence for a period exceeding twelve (12) consecutive months shall not be considered to be a violation of this Declaration so long as the lease of such residence is undertaken in full compliance with, and subject to, the rules and regulations as may be promulgated and published from time to time by the Association. Because a Dependency is allowed on a Residential Unit pursuant to Section

1863152v2 056297-00002

Return to:
Koltzer Homes
Attn: Therese Monroe
467 Hundred Oaks Pkwy
Summerville, SC 29483

3.10(b) above, it is conceivable that long term leases of both residences on a Residential Unit may become a reality. Multiple leases of residences on any one Residential Unit is permissible and not in violation of this restriction so long as the lessees are related by blood or marriage or be employment (e.g. a caretaker residing in a Dependency who is the employee of a tenant in the "Main House"). The intention of this restriction is to prohibit the rental of more than one residence on a Residential Unit to unrelated parties. All leases of any residences within the Property shall be in writing and all tenants of residents within the Property shall in all respects be subject to the terms and conditions of this Declaration. The Board may suggest or require a standard lease form or lease addendum for use by Owners. Each Owner shall register the names of the tenant(s) by providing a copy of the executed lease to the Board and/or complete any Board prescribed form then in effect. It is also the intention that such tenants shall have privileges to use the Common Property of the Community.

Except as amended by this Supplemental Declaration ^N~~N~~ to Covenants, Restrictions, Easements, Limitations and Provisions for Membership in the Ponds Community Association, said Declaration shall remain in full force and effect.

[Signatures on following page]

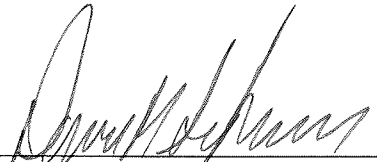
[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Declarant has caused this Supplement ² to be executed in its name and its seal to be affixed hereto as of the date first written above.

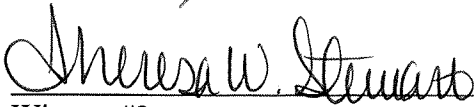
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

KH PONDS LLLP, a Delaware limited
liability limited partnership

By: KH Ponds GP LLC, a Delaware limited
liability company, its General Partner



Witness #1



Witness #2

By: ME MCL
Name: Mike McLendon
Title: Authorized Signatory

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGMENT

FILED/RECORDED
April 4, 2019
DORCHESTER COUNTY
REGISTER OF DEEDS

The foregoing instrument was acknowledged before me this 30 day of November, 2018, by KH PONDS LLLP, a Delaware limited liability limited partnership, by KH Ponds GP LLC, a Delaware limited liability company, its General Partner, by Mike McLendon, its Authorized Signatory, on behalf of the limited liability limited partnership.

 (SEAL)
Print Name: Therese Munroe
Notary Public for South Carolina
My commission expires: 09-11-2025