

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

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

2008 Jul 08 PM 12:44:20

FILED-RECORDED  
RMC / ROD

Recording Date: 07/08/2008 Instrument: 36 Book: 6706 Page: 119-124



FILED/RECORDED  
JULY 8, 2008  
DORCHESTER COUNTY  
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA )  
)  
COUNTY OF DORCHESTER )  
AMENDMENT AND SUPPLEMENT )  
TO DECLARATION OF COVENANTS )  
AND RESTRICTIONS FOR REMINISCENCE

**THIS AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR REMINISCENCE** (the "Amendment") is made and entered into as of this 7<sup>th</sup> day of May, 2008, by **BEAZER HOMES CORP.**, a Tennessee corporation (together with its successors and assigns, the "**Declaration**"), and **BAKBAR BUTTERNUT, LLC**, a South Carolina limited liability company ("**Bakbar**").

WITNESSETH:

**WHEREAS**, pursuant to a Declaration of Covenants and Restrictions for Reminiscence ("**Original Declaration**") dated January 11, 2006, and recorded January 12, 2006, in the RMC Office for Dorchester County in Book 5142, at Page 026, the Declarant imposed certain property located in Dorchester County and more particularly described in Exhibit "A" to the Original Declaration, to the Original Declaration; and

**WHEREAS**, in order to correct typographical and clerical errors and in an effort to avoid confusion, the Declarant amended and restated the Original Declaration by executing and recording a new version of the Declaration of Covenants and Restrictions for Reminiscence ("**New Declaration**") dated May 5, 2006, and recorded May 8, 2006, in the RMC Office for Dorchester County in Book 5346, at Page 107; and

**WHEREAS**, pursuant to a Supplemental Declaration of Covenants and Restrictions for Reminiscence (8.605 Acres) ("**Supplemental Declaration**"; together with the New Declaration, the "**Declaration**") dated August 28, 2006, and recorded September 6, 2006, in the RMC Office for Dorchester County in Book 5576, at Page 044, the Declarant imposed certain additional property located in Dorchester County and more particularly described in Exhibit "A" to the Supplemental Declaration, to the Declaration; and

**WHEREAS**, Bakbar owns several parcels of property adjacent to, and contiguous with, the Property (the "**Bakbar Property**") and desires that the Bakbar Property be developed and improved as part of the Reminiscence Subdivision; and

**WHEREAS**, the Bakbar Property qualifies as Additional Property under the Declaration, and pursuant to Article II, Section 2.2 and Article VIII, Section 8.5(a) of the Declaration, the Declarant has the unilateral right to amend and supplement the Declaration for the purpose of annexing all or any portion of the Additional Property to the terms and conditions of the Declaration; and

**WHEREAS**, the Declarant and Bakbar now wish to amend and supplement the Declaration to annex and subject the Bakbar Property described in Exhibit "A" attached hereto to the terms and conditions of the Declaration and to amend the Declaration to clarify certain rights and obligations with respect to the Owners of Lots other than Declarant;

J. Stanley Claypoole, PA  
2155 Northpark Lane  
North Charleston, S.C. 29406  
JSC/awg

**NOW, THEREFORE**, for and in consideration of Five Dollars and other valuable consideration, the Declarant and Bakbar do hereby amend and supplement the Declaration as follows:

1. The Declaration is hereby supplemented to annex and subject the Bakbar Property described in Exhibit "A" attached hereto and incorporated herein by reference to all of the terms and provisions of the Declaration. Exhibit "A" of the Declaration is hereby amended to include the Additional Property defined herein as the Bakbar Property as part of the Property under the Declaration.

2. The Declaration is hereby amended by adding Article VI, Section 6.12 to the Declaration, which such Section 6.12 shall read as follows:

"6.12. Lots Not Owned by Declarant.

Every Owner of a Lot in the Subdivision, including without limitation Bakbar, and Bakbar's successors or assigns, shall be a member of the Association. Lots in the Subdivision that are not owned by Declarant, including without limitation Lots owned by Bakbar, and Bakbar's successors or assigns, are subject to payment of Assessments in accordance with the provisions of the Declaration and at the same rate charged to current Owners (other than Declarant) within the Subdivision."

3. All capitalized terms used, but not defined, herein and defined in the Declaration shall have the meanings set forth in the Declaration.

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

**\*\*\*Remainder of Page Intentionally Left Blank\*\*\***  
[Signatures on Following Pages]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

WITNESSES:

BEAZER HOMES CORP.,  
a Tennessee corporation  
By: [Signature]  
Name: David Smith  
Its: Vice President East State Tennessee

\_\_\_\_\_  
[Signature]

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA )  
COUNTY OF Rowan )

The foregoing was acknowledged before me this 30 day of May, 2008, by Beazer Homes Corp., a Tennessee corporation, by David Smith, its Vice President East State Tennessee

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 11/11/2015

[Signature of Bakbar Buternut, LLC on following page]

The foregoing was acknowledged before me this 30<sup>th</sup> day of May, 2008, by Bakbar Butternut, LLC, a South Carolina limited liability company, by William H. Barnwell, III, its Member

STATE OF SOUTH CAROLINA )  
COUNTY OF Charleston )

ACKNOWLEDGMENT

BAKBAR BUTTERNUT, LLC,  
a South Carolina limited liability company  
By: [Signature]  
Name: William H. Barnwell, III  
Its: Member

WITNESSES:  
[Signature]  
Glenn L. Macfarlan

Glenn L. Macfarlan  
Notary Public for South Carolina  
My Commission Expires: 7/24/11

**EXHIBIT "A"**  
**(Bakbar Property)**

All that certain piece, parcel or tract of land, with any improvements thereon, situate lying and being on the south side of Butternut Road in Knightsville area of Dorchester County, containing 74.599 acres, and shown and designated on a plat thereof entitled "BOUNDARY PLAT - SHOWING 74.599 ACRES OF PROPERTY OWNED BY COASTAL DESERT PARTNERS FROM TMS #135-00-00-010 AND -023 LOCATED NEAR THE COMMUNITY OF KNIGHTSVILLE, DORCHESTER COUNTY, SOUTH CAROLINA" prepared by Aegis Land Surveying, Inc., dated June 7, 2007, and recorded in the Register of Deeds Office for Dorchester County on June 11, 2007 in Plat Cabinet L at Slide 69. Said 74.599 acres of land having such size, shape, dimensions, buttings and boundaries as will by reference to said plat more fully appear