

**THE PINES AT WHITE POND
SECTION 4**

SUPPLEMENTAL DECLARATION

OF

COVENANTS, CONDITIONS AND RESTRICTIONS

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made by WHITE POND, LLC, a Georgia limited liability company; and KEYSTONE HOMES, INC., a Georgia corporation, hereinafter referred to as "Co-Declarants".

WITNESSETH:

Co-Declarant, WHITE POND, LLC, is the owner and developer of a portion of certain real property located in Aiken County, South Carolina, known as "THE PINES AT WHITE POND, SECTION FOUR", more particularly described as follows:

All that tract or parcel of land, situate, lying and being in Aiken County, South Carolina, known and designated as The Pines At White Pond, Section Four, as shown on a plat thereof recorded in the Office of the RMC of Aiken County, South Carolina, Plat Book 61, Page 832; to which plat reference is made for a more complete and accurate description and location of said property. Said property contains a total of 18.99 acres, including and encompassing the following property owned by WHITE POND, LLC, to wit: Thirty-Five (35) residential lots (Lots 40-41, inclusive, of Block A; Lot 44, Block B; Lots 37-39, inclusive, of Block D; Lots 24-30; Lots 32-41; and Lots 43-44, inclusive, of Block E; and Lots 10-19, inclusive, of Block F); the Detention Pond, containing 3.99 acres; and all remaining acreage, including common areas, easements; and portions of Heartwood Pass (50' R/W), and portions of Brewer Drive (50' R/W), and Weeping Court (50' R/W), all as shown on said plat.

And, Co-Declarant, KEYSTONE HOMES, INC., is the owner and developer of a portion of certain real property located in Aiken County, South Carolina, known as "THE PINES AT WHITE POND, SECTION FOUR", more particularly described as follows:

All that tract or parcel of land, situate, lying and being in Aiken County, South Carolina, known and designated as The Pines At White Pond, Section Four, as shown on a plat thereof recorded in the Office of the RMC of Aiken County, South Carolina, Plat Book 61, Page 832; to which plat reference is made for a more complete and accurate description and location of said property. Said property contains a total of 18.99 acres, including and encompassing the following property owned by WHITE POND, LLC, to wit: Five (5) residential lots (Lots 31 and 42, inclusive, of Block E; and Lots 7-9, inclusive, of Block F), all as shown on said plat.



2020013729
RESTRICTIVE COVENANTS
RECORDING FEES \$25.00
PRESENTED & RECORDED:
06-15-2020 04:00 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: JENNIFER YOUNG DEPUTY
BK: RB 4851
PG: 1286 - 1289

In order to further supplement and amend the provisions of the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as "Original Covenants") recorded November 4, 2010, and filed for record in the Aiken County South Carolina RMC Office, in Deed Book 4332, pages 831-848; and further supplemented by The Pines At White Pond Supplemental Declaration of Covenants, Conditions And Restrictions, recorded May 13, 2011, and filed for record in Deed Book 4357, pages 497-498; and further supplemented by The Pines At White Pond Section Two, recorded April 2, 2018, and filed for record in Deed Book 4586, pages 1582-1584; and further supplemented by The Pines At White Pond Section Three, recorded May 1, 2018, and filed for record in Deed Book 4718, pages 241-243, and pursuant to Article X of the Original Covenants, which allows the Co-Declarants to annex additional property into The Pines At White Pond, and make it subject to the Covenants in Co-Declarants' sole discretion; and to now further preserve and enhance the property values and quality of life in The Pines At White Pond, and for the health, safety and general welfare of the owners of the properties therein, Co-Declarants hereby supplement and amend the Original Covenants, as follows:

(1)

(a) Co-Declarants hereby declare that all of said real property described herein shall be annexed into The Pines At White Pond and henceforth be subject to the Original Covenants as the same may hereafter be amended or modified; and shall be held, sold and conveyed subject to all provisions, covenants, conditions and restrictions stated in the Original Covenants, which shall run with the real property for the purpose of protecting the value and desirability thereof. This Supplemental Declaration, and the Original Covenants, which are incorporated herein by reference, shall be binding upon and shall inure to the benefit of Co-Declarants, their successors and assigns, and all persons who may hereafter acquire any right, title or interest in said real property, or any portion thereof.

(2)

"Co-Declarants" mean White Pond, LLC, a Georgia limited liability company; and Keystone Homes, Inc., a Georgia corporation. No successor or assignee of Co-Declarants shall have any rights or obligations of Co-Declarants hereunder unless they are specifically set forth in the instrument of succession or assignment or pass by operation of law.

For purposes of these Supplemental Covenants, and due to Keystone Homes, Inc.'s ownership of the five (5) above-referenced lots, White Pond, LLC hereby assigns its rights as a Declarant pursuant to previously filed Original Covenants and Supplemental Declarations, to Keystone Homes, Inc. only with regard to Lots 31 and 42, inclusive, of Block E; and Lots 7-9, inclusive, of Block F, all as shown on said plat.

(3)

Other than as supplemented and amended as stated herein, all provisions of the Original Covenants are hereby ratified and reaffirmed. The undersigned Co-Declarants state and affirm

that they have authority to amend the Original Covenants as set forth herein, as provided for in said Original Covenants.

IN WITNESS WHEREOF, Co-Declarants have caused this Supplemental Declaration to be executed and sealed by their respective duly authorized officer(s), this 15th day of June, 2020.

WHITE POND, LLC

BY: [Signature]
Mark Gilliam
As its: Manager

Signed, sealed and delivered
in the presence of :

[Signature]
Witness

[Signature]
Notary Public

KATELYN YOUNG
Notary Public - South Carolina
My Commission Expires October 25, 2028



STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

PERSONALLY appeared before me the undersigned and made oath that s(he) saw WHITE POND, LLC, by and through its authorized officer and agent, sign, seal and as his/her/their act and deed, deliver the within written Supplemental Declaration of Covenants, Conditions and Restrictions for the use and purposes therein; and that s(he) with the other undersigned witness witnessed the execution thereof.

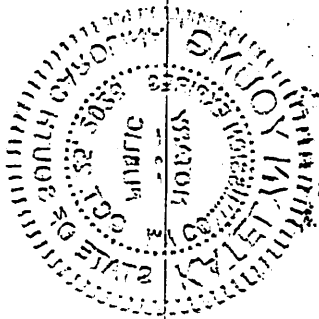
SWORN to before me this 15
day of JUNE 2020.

[Signature]
Notary Public for South Carolina
My commission Expires: Oct 25, 2028

[Signature]
Witness



KATELYN YOUNG
Notary Public - South Carolina
Commission Expires October 25, 2028



KATELYN YOUNG
Notary Public - South Carolina
My Commission Expires October 24, 2028

KATELYN YOUNG
Notary Public - South Carolina
My Commission Expires October 24, 2028



KEYSTONE HOMES, INC.

BY: [Signature]
Mark Gilliam
As its: President

Signed, sealed and delivered
in the presence of :

[Signature]
Witness

[Signature]
Notary Public

KATELYN YOUNG
Notary Public - South Carolina
My Commission Expires October 25, 2028



STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

PERSONALLY appeared before me the undersigned and made oath that s(he) saw KEYSTONE HOMES, INC., by and through its authorized officer and agent, sign, seal and as his/her/their act and deed, deliver the within written Supplemental Declaration of Covenants, Conditions and Restrictions for the use and purposes therein; and that s(he) with the other undersigned witness witnessed the execution thereof.

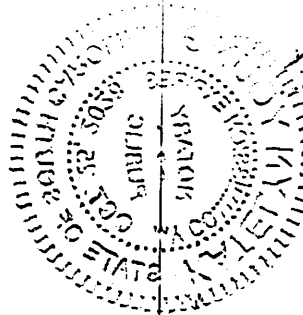
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[Faint signature]
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