

**DEERFOOT PINES, SECTION 1**

**FIRST AMENDMENT**

**OF THE**

**COVENANTS, CONDITIONS AND RESTRICTIONS**

**OF DEERFOOT PINES, SECTION 1**

**THIS FIRST AMENDMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS** is made by Blue Sky Properties and Investments, LLC, hereinafter referred to as "Declarant".

**WITNESSETH:**

Declarant is the developer of certain real property located in Aiken County, South Carolina, known as "DEERFOOT PINES, SECTION 1," as more particularly described in the Declaration of Covenants, Conditions and Restrictions, recorded in Deed Book 4961, page 786, et seq.; in the Office of the RMC of Aiken County, South Carolina.

In order to supplement and amend the provisions of the Declaration of Covenants, Conditions and Restrictions, as supplemented, and as applicable to DEERFOOT PINES, SECTION 1, (hereinafter referred to as "Covenants"), Declarant hereby supplements and amends the Covenants, as follows:

(1)

Declarant hereby declares that ARTICLE VIII of the original Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 4961, page 786, et seq.; in the Office of the RMC of Aiken County, South Carolina, is hereby amended to ADD new Section 19 to read as follows:

**"19. Joint Driveway Maintenance. All owners of lots fronting Pine Street shall jointly maintain and share maintenance and repair expenses of shared lot entrance driveways with an adjacent lot owner to the extent that a respective owner's driveway is joined as one slab of pavement with an adjacent owner's driveway and lot."**

Other than as supplemented and amended as stated herein, all provisions of the Covenants, all as referenced above, are hereby ratified and reaffirmed. The undersigned Declarant states and

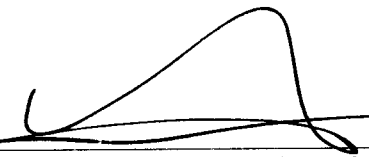
**2021029916**  
AMENDED COVENANTS  
RECORDING FEES \$25.00  
PRESENTED & RECORDED:  
10-01-2021 01:45 PM  
JUDITH WARNER  
REGISTER OF MESNE CONVEYANCE  
AIKEN COUNTY, SC  
BY: JENNIFER YOUNG DEPUTY  
**BK: RB 4966**  
**PG: 811 - 812**

affirms that he has authority to amend the Original Covenants pursuant to provisions contained in the aforesaid Original Covenants.

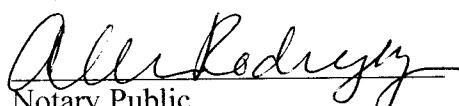
**IN WITNESS WHEREOF**, Declarant has caused this First Amendment of the Covenants, Conditions and Restrictions of Deerfoot Pines to be executed and sealed by its duly authorized officer(s), this 27 day of September, 2021.

BLUE SKY PROPERTIES AND INVESTMENTS, LLC

Signed, sealed and delivered in the presence of :

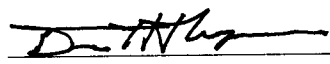
BY:  (L.S.)  
Stuart Thompson, its Mgr./Member

  
Witness

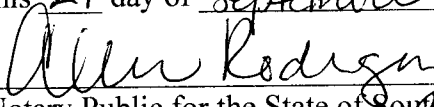
  
Notary Public

STATE OF SOUTH CAROLINA )  
COUNTY OF AIKEN ) PROBATE

PERSONALLY appeared before me the Witness above named as to Stuart Thompson, in his capacity as Mgr./Member of Blue Sky Properties and Investments, LLC, and made oath that he/she saw the within named Stuart Thompson, in his capacity as Mgr./Member of Blue Sky Properties and Investments, LLC., sign, seal and as his/her/its act and deed, deliver the within written instrument for the uses and purposes therein mentioned and that he/she with the other Witness whose signature appears above, witnessed the execution thereof.

  
Witness

Sworn to and subscribed before me this 27 day of September, 2021.

  
Notary Public for the State of South Carolina  
My commission expires: 3/1/26

