

202100001996 EXEMPT
Filed for Record in
EDGEFIELD COUNTY, SC
CHARLES L. REEL, CLERK OF COURT
05-13-2021 At 04:27 pm.
COVENANT 25.00
OR Book 1883 Page 114 - 116

COPPERFIELD SECTION 2

SUPPLEMENTAL DECLARATION

OF

COVENANTS, CONDITIONS AND RESTRICTIONS

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made by BLUE SKY PROPERTIES AND INVESTMENTS, LLC, a South Carolina limited liability company; hereinafter referred to as "Declarant".

WITNESSETH:

Declarant, BLUE SKY PROPERTIES AND INVESTMENTS, LLC, is the owner and developer of a portion of certain real property located in Edgefield County, South Carolina, known as "COPPERFIELD, SECTION TWO", more particularly described as follows:

(SECTION 2, COPPERFIELD)

All that tract or parcel of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Edgefield, and containing fifty (50) lots and streets, all as shown on a plat dated April 5, 2021, prepared by William R. Gore, PLS, for Blue Sky Properties and Investments, LLC, and recorded on April 6, 2021, in the Office of the Clerk of Court of Edgefield County, S.C., in Judgment Roll 40,458; and further shown on said plat as Lots 3201-3225, inclusive; and Lots 3301-3325, inclusive; together with the following streets: Brass Court (50' R/W), and Silver Court (50' R/W); all as shown on said plat, reference being made to said plat for a more complete and accurate description of the property hereby conveyed.

Derivation: This is a portion of the same property conveyed to Blue Sky Properties and Investments, LLC by Deed recorded in the said Clerk's Office in Deed Book 1640, page 16.

Map/Parcel No. (Portion of) 162-00-00-047-000

In order to further supplement and amend the provisions of the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as "Original Covenants") recorded March 11, 2020, and filed for record in the Edgefield County South Carolina Clerk of Court Office, in Deed Book 1789, pages 132-161; and pursuant to Article X of the Original Covenants, which allows the Declarant to annex additional property into COPPERFIELD, SECTION ONE, and make it subject to the Covenants in Declarant's sole discretion; and to now

further preserve and enhance the property values and quality of life in COPPERFIELD, SECTION TWO, and for the health, safety and general welfare of the owners of the properties therein, Declarant hereby supplements and amends the Original Covenants, as follows:

(1)

(a) Declarant hereby declares that all of said real property described herein shall be annexed into COPPERFIELD, SECTION ONE, 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 Declarant, its successors and assigns, and all persons who may hereafter acquire any right, title or interest in said real property, or any portion thereof.

(2)

“Declarant” means BLUE SKY PROPERTIES AND INVESTMENTS, LLC, a South Carolina limited liability company. No successor or assignee of Declarant shall have any rights or obligations of Declarant hereunder unless they are specifically set forth in the instrument of succession or assignment or pass by operation of law.

(3)

Other than as supplemented and amended as stated herein, all provisions of the Original Covenants are hereby ratified and reaffirmed. The undersigned Declarant states and affirms that it has authority to amend the Original Covenants as set forth herein, as provided for in said Original Covenants.

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed and sealed by their respective duly authorized officer(s), this 13th day of May, 2021.

Signed, sealed and delivered in the presence of:

BLUE SKY PROPERTIES AND INVESTMENTS , LLC

BY: [Signature] (L.S.)

As its: Member

Lisa W. Thompson
Witness

Allison Rodriguez
Notary Public

STATE OF SOUTH CAROLINA
COUNTY OF EDGEFIELD

PERSONALLY appeared before me the undersigned and made oath that s(he) saw BLUE SKY PROPERTIES AND INVESTMENTS, 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 13th
day of May 2021.

Lisa W. Thompson
Witness

Allison Rodriguez
Notary Public, State of South Carolina
exp March 1, 2026

