

After recording, please return to.

Please cross-reference to Declaration recorded at:

J Tindal Hart
Buiet Byars Pearce & Taylor, LLC
652 Coleman Blvd, Ste 200
Mount Pleasant, SC 29464

Book V573, Page 762 and
Book U611, Page ~~484~~
848

STATE OF SOUTH CAROLINA)
)
)
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)
)
COUNTY OF CHARLESTON)

FIRST SUPPLEMENTAL DECLARATION
TO AMENDED AND RESTATED
DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS FOR
CAROLINA BAY

THIS FIRST SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED
DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR CAROLINA
BAY (this "First Supplemental Declaration") is made this 9th day of March, 2007, by Centex
Homes, a Nevada general partnership (the "Declarant").

WITNESSETH

WHEREAS, the Declarant executed that certain Declaration of Covenants, Restrictions
and Easements for Carolina Bay (the "Original Declaration), which was recorded in the RMC
Office for Charleston County, South Carolina, on February 7, 2006, in Book V573, Page 762,
restricting certain real property located in the City of Charleston, in Charleston County, South
Carolina and being more particularly described in Exhibit A to the Declaration (the "Property");
and

WHEREAS, the Declarant subsequently amended and restated the Original Declaration
by executing that certain Amended and Restated Declaration of Covenants, Restrictions and
Easements for Carolina Bay (together with the Original Declaration, the "Declaration"), which
was recorded in the RMC Office for Charleston County, South Carolina, on January 11, 2007, in
Book U611, Page ~~484~~
848.

WHEREAS, pursuant to the terms of Section A of Article 12 of the Declaration, the
Declarant may annex certain Additional Property (as defined in the Declaration) at any time,
with or without the prior approval or joinder of the Association, the Residential Owner or any
other Person, by recording a supplementary declaration in the RMC Office for Charleston
County extending the operation and effect of the Declaration to said Additional Property; and

WHEREAS, the Declarant now desires to annex as Additional Property certain lots and
common areas being more particularly described in Exhibit A attached hereto (the "Property")
and to subject the same the Declaration by executing and recording this First Supplemental
Declaration.

WHEREAS, the Declarant has previously conveyed Lots CBCS82, CBCS83, CBCS84,
CBCS85, CBCS86, CBCS87, CBCS88, CBCS89, CBCS90, CBCS91 and CBCS92 (the

“Weekley Lots”) to Weekley Homes, LP, which Weekley Lots comprise a portion of the Property; and

WHEREAS, Weekley Homes, LP, desires to consent to the submission of the Weekley Lots to the Declaration.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, as Declarant does hereby declare the Property described on Exhibit A attached hereto shall hereafter be owned, held, used, enjoyed and conveyed subject to the terms of the Declaration, as amended or as may be further amended from time to time, which shall run with the title to all said Property and shall be binding upon all Persons having any right, title or interest in such Property, their heirs, successors, successor-in-title and assigns.

[Remainder of page intentionally left blank.

Signature pages follow.]

IN WITNESS WHEREOF, Declarant has signed this First Supplemental Declaration this 9th day of March, 2007.

DECLARANT:

WITNESSES AS TO DECLARANT:

CENTEX HOMES, a Nevada general partnership

By: Centex Real Estate Corporation,
a Nevada corporation
Its: Managing General Partner

[Handwritten signatures of witnesses]

[Handwritten signature of Todd Fairfax]
By: Todd Fairfax
Its: Division President

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

The foregoing instrument was acknowledged before me, this 9th day of March, 2007, by Todd Fairfax, Division President of Centex Real Estate Corporation, a Nevada corporation, the Managing General Partner of Centex Homes, a Nevada general partnership.

[Handwritten signature of Notary Public]

Notary Public for South Carolina
My Commission Expires: 10-3-13



IN WITNESS WHEREOF, the undersigned owner hereby consents to the submission of its property to the provisions the Declaration this 13 day of March, 2007.

OWNER:

WEEKLEY HOMES, LP

WITNESSES:

Elvira M. Klein
[Signature]

[Signature]
By:
Its: Division Coordinator

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me, this 13 day of March, 2007, by Weekley Homes, LP, by LOIS A. AGEE, its DIVISION COORDINATOR.



Elvira M. Klein (SEAL)
Notary Public for South Carolina

My Commission Expires: 06/30/2016

All those pieces, parcels or lots of land, situate, lying and being in the City of Charleston, Charleston County, South Carolina, shown as "CBCS1", "CBCS2", "CBCS3", "CBCS4", "CBCS5", "CBCS6", "CBCS7", "CBCS8", "CBCS9", "CBCS10", "CBCS11", "CBCS12", "CBCS13", "CBCS14", "CBCS15", "CBCS16", "CBCS17", "CBCS18", "CBCS19", "CBCS77", "CBCS78", "CBCS79", "CBCS80", "CBCS81", "CBCS82", "CBCS83", "CBCS84", "CBCS85", "CBCS86", "CBCS87", "CBCS88", "CBCS89", "CBCS90", "CBCS91", "CBCS92", "CBCS93", "CBCS94", "CBCS95", "CBCS96", "CBCS97", "CBCS98", "CBCS99", "CBCS100", "CBCS101", "CBCS102", "CBCS103", "CBCS104", "CBCS105", "CBCS106", "CBCS107", "CBCS108", "CBCS109", "CBCS110", "CBCS111", "CBCS112", "CBCS113", "CBCS114", "CBCS115", "CBCS116", "CBCS117", "CBCS118", "CBCS119", "JURISDICTIONAL WETLAND/BUFFER AREA (P.O.A.) 92,929.97 sq. ft. 2.133 acres", "P.O.A. AREA 63,088.63 sq. ft. 1.448 acres", "P.O.A. AREA 11,202.38 sq. ft. 0.257 acres", "P.O.A./POND AREA 187,596.76 sq. ft. 4.307 acres", "P.O.A. AREA 76.63 sq. ft. 0.002 acres", "P.O.A./POND AREA 43,259.85 sq. ft. 0.993 acres", "JURISDICTIONAL WETLAND/BUFFER AREA (P.O.A.) 436,373.39 sq. ft. 10.017 acres", "P.O.A./POND AREA 87,849.36 sq. ft. 2.017 acres", "P.O.A. 6,920.41 sq. ft. 0.159 acres", "P.O.A./POND AREA 112,027.22 sq. ft. 2.572 acres", and "P.O.A 31,473.76 sq. ft. 0.723 acres (OPEN SPACE)" and delineated on a plat entitled "FINAL SUBDIVISION PLAT SHOWING PHASE 3A (SALTGRASS) OF CAROLINA BAY (41.592 AC.), A PORTION OF AREA 5, PROPERTY OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LOCATED IN ST. ANDREWS PARISH, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA", prepared by Trico Engineering Consultants, Inc., dated January 18, 2006, and recorded in the Plat Book EK, pages 445 - 448, in RMC Office for Charleston County, SC; said parcels having such size, shape, location, buttings and boundings as are more particularly shown on said Plat.

AND ALSO,

All those pieces, parcels or lots of land, situate, lying and being in the City of Charleston, Charleston County, South Carolina, shown as "CBCS20", "CBCS21", "CBCS22", "CBCS23", "CBCS24", "CBCS25", "CBCS26", "CBCS27", "CBCS28", "CBCS29", "CBCS30", "CBCS31", "CBCS32", "CBCS33", "CBCS34", "CBCS35", "CBCS36", "CBCS37", "CBCS38", "CBCS39", "CBCS40", "CBCS41", "CBCS42", "CBCS43", "CBCS44", "CBCS45", "CBCS46", "CBCS47", "CBCS48", "CBCS49", "CBCS50", "CBCS51", "CBCS52", "CBCS53", "CBCS54", "CBCS55", "CBCS56", "CBCS57", "CBCS58", "CBCS59", "CBCS60", "CBCS61", "CBCS62", "CBCS63", "CBCS64", "CBCS65", "CBCS66", "CBCS67", "CBCS68", "CBCS69", "CBCS70", "CBCS71", "CBCS72", "CBCS73", "CBCS74", "CBCS75", "CBCS76", "POA AREA 4,364.83 sq. ft. 0.100 acres", "P.O.A. AREA 28,445.17 sq. ft. 0.653 acres", "JURISDICTIONAL WETLAND/BUFFER AREA (P.O.A.) 53,488.31 sq. ft. 1.228 acres", "POA AREA 2,468.68 sq. ft. 0.057 acres", "POA AREA 8,874.69 sq. ft. 0.204 acres (USABLE OPEN SPACE)", "POA AREA 7,883.40 sq. ft. 0.181 acres (USABLE OPEN SPACE)", "P.O.A./POND AREA 46,838.18 sq. ft. 1.075 acres", and "JURISDICTIONAL WETLAND/BUFFER AREA (P.O.A.) 162,285.40 sq. ft. 3.726 acres"

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and delineated on a plat entitled "FINAL SUBDIVISION PLAT SHOWING PHASE 3B (SALTGRASS) OF CAROLINA BAY (23.365 AC.), A PORTION OF AREA 5, PROPERTY OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LOCATED IN ST. ANDREWS PARISH, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" prepared by Trico Engineering Consultants, Inc., dated January 18, 2006, and recorded in the Plat Book EK, pages 449 - 451 in RMC Office for Charleston County, SC; said parcels having such size, shape, location, buttings and boundings as are more particularly shown on said Plat.

BK B 619PG564

RECORDER'S PAGE

NOTE: This page **MUST** remain with the original document



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March 19, 2007
3:38:46 PM
BK B 619PG558
Charlie Lybrand, Register Charleston County, SC

Filed By:

Dodds & Hennessy, L.L.P.
Attorneys at Law
973 Houston Northcutt Blvd.
Mt. Pleasant SC 29464

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7

CFP

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