

After recording, please return to:

Please cross-reference to Declaration recorded at:

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

Book V573, Page 762 and
Book U611, Page 484~~8~~

STATE OF SOUTH CAROLINA)	SECOND SUPPLEMENTAL DECLARATION
)	TO AMENDED AND RESTATED
)	DECLARATION OF COVENANTS,
)	RESTRICTIONS AND EASEMENTS FOR
)	CAROLINA BAY
COUNTY OF CHARLESTON)	

THIS SECOND SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR CAROLINA BAY (this "Second Supplemental Declaration") is made this 15th day of October, 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; and

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 Owners 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 Second Supplemental 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, successors-in-title and assigns.

IN WITNESS WHEREOF, Declarant has signed this Second Supplemental Declaration this 15th day of October, 2007.

DECLARANT:

WITNESSES AS TO DECLARANT:

CENTEX HOMES, a Nevada general partnership

By: Centex Real Estate Corporation,
a Nevada corporation

Its: Managing General Partner

By: Todd Fairfax
Its: Division President

[Signature]
Frank Husted

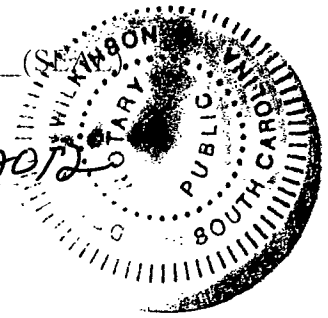
[Signature]

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

The foregoing instrument was acknowledged before me, this 15th day of October, 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.

[Signature]
Notary Public for South Carolina

My Commission Expires: 2/15/2012



All those pieces, parcels or lots of land, situate, lying and being in the City of Charleston, Charleston County, South Carolina, shown as "LOT 1", "LOT 2", "LOT 3", "LOT 4", "LOT 5", "LOT 6", "LOT 7", "LOT 8", "LOT 9", "LOT 10", "LOT 11", "LOT 12", "LOT 13", "LOT 14", "LOT 15", "LOT 16", "LOT 17", "LOT 18", "LOT 19", "LOT 20", "LOT 21", "LOT 22", "LOT 23", "LOT 24", "LOT 25", "LOT 26", "LOT 27", "LOT 28", "LOT 29", "LOT 30", "LOT 31", "LOT 32", "LOT 33", "LOT 34", "LOT 35", "LOT 36", "LOT 37", "LOT 38", "LOT 39", "LOT 40", "LOT 41", "LOT 42", "LOT 43", "LOT 44", "LOT 45", "LOT 46", "LOT 47", "LOT 48", "LOT 49", "LOT 50", "LOT 51", "LOT 52", "LOT 53", "LOT 54", "TH 1", "TH 2", "TH 3", "TH 4", "TH 5", "TH 6", "TH 7", "TH 8", "TH 9", "TH 10", "TH 11", "TH 12", "TH 13", "TH 14", "TH 15", "TH 16", "TH 17", "TH 18", "TH 19", "TH 20", "TH 21", "TH 22", "TH 23", "TH 24", "TH 25", "TH 26", "TH 27", "TH 28", "TH 29", "TH 30", "TH 31", "TH 32", "TH 33", "TH 34", "TH 35", "TH 36", "TH 37", "TH 38", "TH 39", "TH 40", "TH 41", "TH 42", "TH 43", "TH 44", "CRITICAL AREA 865,848.16 S.F. 19.877 AC.", "WETLAND/BUFFER AREA 1,375,442.28 S.F. 31.576 AC.", "COMMON AREA 126,315.64 S.F. 2.900 AC.", "WETLAND/BUFFER AREA 29,983.52 S.F. 0.688 AC.", "DRAINAGE EASEMENT / OPEN SPACE 97,932.06 S.F. 2.248 AC.", "COMMON AREA 29,538.36 S.F. 0.678 AC.", "COMMON AREA 35,659.00 S.F. 0.819 AC.", "COMMON AREA 0.107 AC.", "COMMON AREA 0.194 AC.", "COMMON AREA 0.262 AC.", "COMMON AREA 0.110 AC.", "COMMON AREA 0.068 AC.", "AMENITY CENTER COMMON AREA 96,918.13 S.F. 2.225 AC.", "COMMON AREA 122,051.92 S.F. 2.802 AC.", "COMMON AREA 9,021.71 S.F. 0.207 AC.", "COMMON AREA 0.150 AC.", "COMMON AREA 0.262 AC." and "ISLAND TO BE MAINTAINED BY P.O.A." and delineated on a plat entitled "FINAL SUBDIVISION PLAT SHOWING PHASE 1A & 1B (ESSEX FARMS) OF CAROLINA BAY (85.600 AC.), A PORTION OF TRACT C-1, PROPERTY OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" prepared by Trico Engineering Consultants, Inc.. dated April 22, 2006 (last revised March 20, 2007), and recorded March 23, 2007 in the Plat Book E.K. pages 583 - 586 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 J 642PG440

RECORDER'S PAGE

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



FILED

October 25, 2007
2:33:39 PM

BK J 642PG437

Charlie Lybrand, Register
Charleston County, SC

Filed By:

Buist, Byars, & Taylor, LLC
652 Coleman Blvd.
Suite 200
Mt. Pleasant SC 29464-4018

Number of Pages:
4

DESCRIPTION	AMOUNT
MISC/SUPP	\$ 10.00
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TOTAL	\$ 10.00
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