

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) SECOND AMENDMENT TO THE
DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS OF BELLECLAVE
RECORDED IN BOOK D1373 AT PAGE 183
ON MARCH 27, 1997

This Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Belleclave Subdivision is made on the date hereinafter set forth by Sunbelt Properties, Inc., a South Carolina Corporation, hereinafter referred to as "Declarant".

WHEREAS, Declarant is the owner of certain property near the City of Columbia, County of Richland, State of South Carolina, as shown on a Final Plat prepared for Belleclave Subdivision Phase 2 prepared by Cox and Dinkins, Inc. dated August 25, 1998, and recorded in the Office of the RMC for Richland County in Record Book 187 at Page 84; and

WHEREAS, the Declarant desires to subject such property to the easements, restrictions, covenants, and conditions which are set out in said Declaration of Covenants, Conditions and Restrictions of Governors Grant recorded in said RMC Office in Book D1373 at page 183; and

NOW, THEREFORE, the Declarant hereby declares that all of the properties described in Exhibit A and referred to above are hereby added to the Belleclave Subdivision and shall be held, sold, conveyed, subject to the easements, restrictions, covenants, and conditions set out in said Declaration of Covenants, Conditions and Restrictions of Belleclave Subdivision recorded in said RMC Office in Record Book D1373 at page 183, which shall run with the real property and be binding upon all of the parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure solely to the benefit of the Declarant.

IN WITNESS WHEREOF, the Declarant hereto has by its duly authorized officers set its hand and seal this 9 day of December, 1998.

Cheney Floyd
Lucas D. Lusco

SUNBELT PROPERTIES, INC.

By:

Keith R. Waggoner
Keith R. Waggoner
Its Vice President

Richland County ROD 12/11/1998 16:29:09:59
1998086710 John G. Norris
Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00

Book 00256-0594
Declaration of Coven



produced by

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)
)

PERSONALLY appeared before me the undersigned witness, who being first duly sworn, deposes and says that (s)he saw the within named Declarant sign, seal and as Declarant's act and deed deliver the within written Declaration, and that (s)he with the other witness subscribing above witnessed the execution thereof.

SWORN to before me this
9TH day of December, 1998.

Cheri Lloyd

Edwin D. Fusco

Notary Public for South Carolina

My Commission Expires: December 8, 2007

EXHIBIT "A"

All those certain pieces, parcels or tracts of land, together with any improvements thereon, if any, situate, lying and being located in the County of Richland, State of South Carolina, being shown and delineated as Lots 119-123, Detention Pond, Lots 126-133, 135, 136, 149-161, 162A, High Knoll Road, Emily Lane, Bellevue Lane and any other improvements, drainage and utility easements on a final Plat prepared for Belleclaire Subdivision, Phase 2, by Cox and Dinkins, Inc., dated August 25, 1998, and recorded in the Office of the Register of Mesne Conveyance for Richland County in Record Book 187 at Page 84 and containing a total of 19.38 acres, more or less; and reference is craved to the plat for a more complete description of measurements, courses, distances and boundaries; be all measurements a little more or less.

This being a portion of the identical property conveyed unto Sunbelt Properties, Inc. by deed of the University of South Carolina dated June 20, 1994, and recorded in the RMC Office for Richland County in Deed Book D-1204 at Page 551.

TMS# 22715-1-1 (portion)

| | | |
|-------------------------|---|------------------------------|
| STATE OF SOUTH CAROLINA |) | AMENDMENT TO DECLARATION |
| |) | OF COVENANTS, CONDITIONS AND |
| COUNTY OF RICHLAND |) | RESTRICTIONS FOR BELLECLAVE |
| |) | SUBDIVISION |

This Amendment to Declaration of Covenants, Conditions and Restrictions for Belleclave Subdivision, executed on the date hereinafter set forth by Sunbelt Properties, Inc., a South Carolina Corporation, (hereinafter referred "Declarant").

WITNESSETH:

WHEREAS, on the 25th day of March, 1997, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Belleclave Subdivision, (the "Declaration") which was recorded on the 27th day of March, 1997, in the Office of the Register of Mesne Conveyances for Richland County in Deed Book 1373 at Page 183; and

WHEREAS, typographical/scrivener's errors appear in Article III, Section 3, Article VI, Section 1 and Article VII, Section 4; and

WHEREAS, Article VII, Section 4 provides that Declarant reserves the right to amend the Declaration to correct scrivener's errors; and

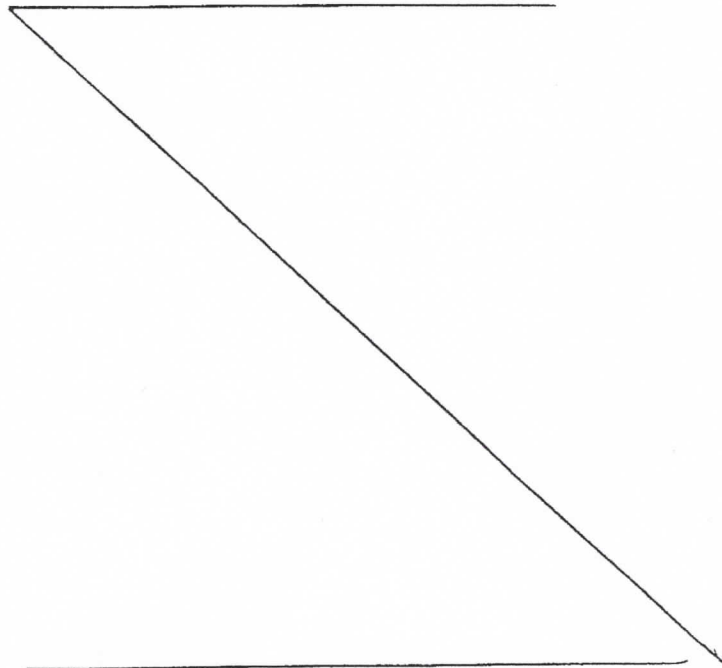
WHEREAS, Declarant desires to amend the Declaration as set out below, which Amendment meets the requirements of the Declaration.

NOW, THEREFORE, Declarant does hereby amend the Declaration as follows:

1. Correction of Typographical and Scrivener's Errors.

- a. The word "increase" in the first line of the last paragraph in Article III, Section 3 is hereby changed to "increases".
- b. The word "wold" contained in the final sentence in Article VI, Section 1 is hereby changed to "would".
- c. The words "eight" contained in the second sentence of Article VII, Section 4 is hereby changed to "eighty" such that it matches the paranthetical "(80%)" immediately following.

2. LEFT BLANK INTENTIONALLY.



3. Lot owners within Belleclave Phase II shall have and enjoy the use of all Common Areas, as well as rights-of-way over and across all roadways, within Phases I-A and I-B, and the Lot owners within Belleclave Phases I-A and I-B shall have and enjoy use of all Common Areas and rights-of-way over and across all roadways in Phase II.
4. Except as amended above, the Declaration shall remain of full force and effect and unaltered hereby.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 1st day of October, 1998.

WITNESSES:

SUNBELT PROPERTIES, INC.
a South Carolina Corporation

Declarant

By: Keith R. Waggoner
Keith R. Waggoner, Vice President

David M. Smith
John F. Leach

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

ACKNOWLEDGMENT
S. C. Code §30-5-30
(Effective January 1, 1995)

I, the undersigned, a Notary Public for the State of South Carolina, do hereby certify that Sunbelt Properties, Inc. by Its Vice President, Keith R. Waggoner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand this 30th day of August, 2000 1998.

David S. Elbert
Notary Public for South Carolina

My Commission Expires: 3-13-2010

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

THIRD AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR BELLECLAVE
SUBDIVISION

This Third Amendment to Declaration of Covenants, Conditions and Restrictions and Restrictions for Belleclave Subdivision, executed on the date hereinafter set forth by Sunbelt Properties, Inc., a South Carolina Corporation, (hereinafter referred "Declarant").

WITNESSETH:

WHEREAS, on the 25th day of March, 1997, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Belleclave Subdivision, (the "Declaration") which was recorded on the 27th day of March, 1997, in the Office of the Register of Mesne Conveyances for Richland County in Deed Book 1373 at Page 183; and

WHEREAS, Article VII, Section 4 provides that Declarant reserves the right to amend the Declaration; and

WHEREAS, the first Amendment to the Declaration was executed as of October 1, 1998, however, said first Amendment was inadvertently not recorded; and

WHEREAS, as the Second Amendment to the Declaration, dated December 9, 1998 was recorded in said RMC Office in Deed Book 256 at Page 594; and

WHEREAS, Declarant desires to amend the Declaration as set out below and record the first Amendment to the Declaration which is attached hereto.

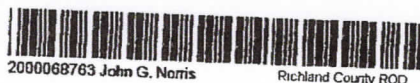
NOW, THEREFORE, Declarant does hereby record the first Amendment to the Declaration dated October 1, 1998 and does hereby further amend the Second Amendment to the Declaration and the Declaration as set out in the Third Amendment to the Declaration as follows:

1. The second Whereas clause of the Second Amendment to the Declaration inadvertently refers to Governor's Grant; said words "Governor's Grant" are hereby changed to "Belleclave."

H:\12054\3rd Amendment to Declaration.wpd

Book 00441-2848
2000068763 09/11/2000 16 16 47 32
Fee: \$12.00 County Tax: \$0.00 State Tax: \$0.00

Declaration of Coven



2000068763 John G. Norris

Richland County ROD

2. Article VIII, Covenants and Restrictions, Section 1 Single Family Restrictions. Paragraph 11 is

amended to read as follows:

"No temporary structure, boat, personal water craft, boat trailer, utility trailer, other trailers, school bus, camper, motor home or mobile home, satellite dish or freestanding antenna (except as allowed by FCC Regulations), or temporary structure of any kind shall be erected, kept, had or allowed at any time on any lot; provided, however, that a camper, motor home, boat, personal water craft, boat trailer, utility trailer or other trailers may be parked in an enclosed garage, provided such garage meets all requirements for buildings and improvements contained elsewhere in this Declaration and the Architectural Review Board Procedures and Design Guidelines.

3. Except as amended above, the Declaration shall remain of full force and effect and unaltered hereby.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 30th day of August, 2000.

WITNESSES:

David D. Smith
Keith R. Waggoner

SUNBELT PROPERTIES, INC.
a South Carolina Corporation

Declarant:

By:

Keith R. Waggoner
Keith R. Waggoner, Vice President

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

ACKNOWLEDGMENT

S. C. Code §30-5-30

(Effective January 1, 1995)

I, the undersigned, a Notary Public for the State of South Carolina, do hereby certify that Sunbelt Properties, Inc. by Its Vice President, Keith R. Waggoner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand this 30th day of August, 2000.

Land L. Etheridge

Notary Public for South Carolina

My Commission Expires: 3-13-2010

Belleclave Covenant & restrictions 3rd amendment

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

**FOURTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR BELLECLAVE SUBDIVISION**

This Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Belleclave Subdivision, executed on the date hereinafter set forth by Sunbelt Properties, Inc., a South Carolina Corporation ("Declarant");

WITNESSETH:

WHEREAS, on the 25th day of March, 1997, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Belleclave Subdivision ("Declaration"), which was recorded on the 27th day of March, 1997, in the Office of the Register of Mesne Conveyances for Richland County in Deed Book 1373 at Page 183; and

WHEREAS, Article VII, Section 4 provides that Declarant reserves the right to amend the Declaration; and

WHEREAS, Declarant desires to amend the Declaration to require Declarant approval of Special Assessments and any amendments to the Declaration.

NOW, THEREFORE, Declarant does hereby amend the Declaration as follows:

1. In Article III, Section 4, the following sentence is added to the end of the paragraph:
"However, so long as the Declarant owns one Lot or owns or has an option or contract to purchase any additional property which it may add to the Property, the Declarant must approve in writing any Special Assessment, which approval may be withheld by the Declarant at its sole discretion, prior to it being levied."
2. In Article VII, Section 4, the following sentence is added after the second sentence in the paragraph: "However, so long as the Declarant owns one Lot or owns or has an option or contract to purchase any additional property which it may add to the Property, all amendments must be approved in writing by the Declarant, which approval may be withheld by the Declarant in his sole discretion."
3. Except as amended above, the Declaration shall remain of full force and effect and unaltered hereby.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has set its hand and seal this 21 day of SEPTEMBER 2000.

WITNESSES:

SUNBELT PROPERTIES, INC.
a South Carolina Corporation

Declarant:

By:

Keith R. Waggoner
Keith R. Waggoner, Vice President

Land Elbert
R. Elbert



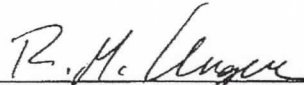
Book 00445-0532
2000072106 09/22/2000 16:17:25:263
Fee: \$7.00 County Tax: \$0.00 State Tax: \$0.00
Amend to Restriction
Richland County RCO

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

ACKNOWLEDGMENT
S.C. Code § 30-5-30
(Effective January 1, 1995)

I, the undersigned, a Notary Public for the State of South Carolina, do hereby certify that Sunbelt Properties, Inc., by its Vice President, Keith R. Waggoner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand this 21 day of SEPTEMBER, 2000.



Notary Public for South Carolina
My Commission Expires: 2-2-2009

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

**FIFTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR BELLECLAVE SUBDIVISION**

This Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Belleclave Subdivision, executed on the date hereinafter set forth by Sunbelt Properties, Inc., a South Carolina Corporation ("Declarant");

WITNESSETH:

WHEREAS, on the 25th day of March, 1997, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Belleclave Subdivision ("Declaration"), which was recorded on the 27th day of March, 1997, in the Office of the Register of Mesne Conveyances for Richland County in Deed Book 1373 at Page 183; and

WHEREAS, Article VII, Section 4 provides that Declarant reserves the right to amend the Declaration; and

WHEREAS, Declarant desires to amend the Declaration to allow signage for the Sales Office to be placed where deemed appropriate by the Board of Directors or Declarant, as long as such placement is approved in advance by the Architectural Review Board.

NOW, THEREFORE, Declarant does hereby amend the Declaration as follows:

1. In Article VIII, Section 1, Paragraph 12, the following sentence is added to the end of the paragraph: "However, signage for the Sales Office may be placed anywhere on the Property or on any Structure deemed appropriate by the Declarant, as long as such placement is approved in advance by the Architectural Review Board."
2. Except as amended above, the Declaration shall remain of full force and effect and unaltered hereby.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has set its hand and seal this 21st day of September, 2000.

WITNESSES:

SUNBELT PROPERTIES, INC.
a South Carolina Corporation

Declarant:

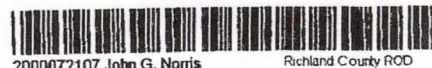
By:

Keith R. Waggoner
Keith R. Waggoner, Vice President

Linda E. Eberly
D. M. Lee

Book 00445-0534
2000072107 09/22/2000 16 17 25 42
Fee: \$7.00 County Tax: \$0.00 State Tax: \$0.00

Amend to Restriction



2000072107 John G. Norris

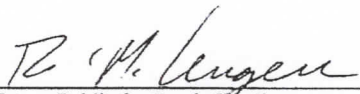
Richland County ROD

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

ACKNOWLEDGMENT
S.C. Code § 30-5-30
(Effective January 1, 1995)

I, the undersigned, a Notary Public for the State of South Carolina, do hereby certify that Sunbelt Properties, Inc., by its Vice President, Keith R. Waggoner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand this 21 day of September, 2000.


Notary Public for South Carolina
My Commission Expires: 2-2-2009

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)
SIXTH AMENDMENT TO THE
DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS OF BELLECLAVE
RECORDED IN BOOK D1373 AT PAGE 183
ON MARCH 27, 1997 (PHASE 5 ANNEXATION)

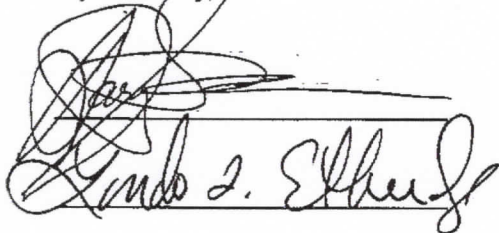
This Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions of Belleclave Subdivision ("Sixth Amendment") is made on the date hereinafter set forth by Sunbelt Properties, Inc., a South Carolina Corporation, hereinafter referred to as "Declarant".


WHEREAS, Declarant is the owner of certain property near the City of Columbia, County of Richland, State of South Carolina, described in the attached Exhibit "A", incorporated herein by reference, and as shown on a Final Plat prepared for Belleclave Subdivision Phase 5 prepared by Cox and Dinkins, Inc. dated November 27, 2000, and recorded on April 16, 2001 in the Office of the RMC for Richland County in Plat Book 505 at Page 1717; and

WHEREAS, the Declarant desires to subject such property to the easements, restrictions, covenants, and conditions which are set out in said Declaration of Covenants, Conditions and Restrictions of Belleclave Subdivision dated March 25, 1997 and recorded March 27, 1997 in said RMC Office in Book D1373 at page 183 ("Declaration"); and

NOW, THEREFORE, the Declarant hereby declares that all of the properties described in the attached Exhibit A are hereby added to the Belleclave Subdivision and shall be held, sold and conveyed subject to the easements, restrictions, covenants, and conditions set out in the Declaration, which shall run with the real property and be binding upon all of the parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure solely to the benefit of the Declarant.

IN WITNESS WHEREOF, the Declarant hereto has by its duly authorized officers set its hand and seal this day of January, 2002.


Lando L. Elherf

SUNBELT PROPERTIES, INC.
By: 
Its: Vice President

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)
ACKNOWLEDGMENT
S. C. Code §30-5-30
(Effective January 1, 1995)

I, the undersigned, a Notary Public for the State of South Carolina, do hereby certify that Sunbelt Properties, Inc., by Keith Waggoner, its V P personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 10th day of January 2002.
Document 1

Book 00617-1780
2002005900 01/23/2002 16:19:51.66
Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00

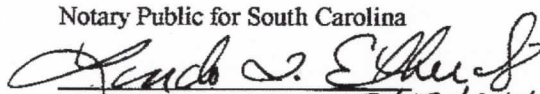
Declaration of Coven



2002005900 John G. Norris

Richland County ROD

Notary Public for South Carolina


My Commission Expires: 03/13/2010

Document1

EXHIBIT "A"

All those certain pieces, parcels or tracts of land, together with any improvements thereon, if any, situate, lying and being located in the County of Richland, State of South Carolina, being shown and delineated as Lots 165 through 192A (including Lots 173A and 173B), Wildeoak Court, Wildeoak Trail and any other improvements, drainage and utility easements on a final Plat prepared for Belleclave Subdivision, Phase 5, by Cox and Dinkins, Inc., dated November 27, 2000, and recorded on April 16, 2001 in the Office of the Register of Mesne Conveyance for Richland County in Plat Book 505 at Page 1717 and containing a total of 18.80 acres, more or less; and reference is craved to the plat for a more complete description of measurements, courses, distances and boundaries; be all measurements a little more or less.

Book 2077-3671

2015091026
Restrictions

12/22/2015 16:16:05:740 Amend to

Fee: \$9.00

County Tax: \$0.00

State Tax: \$0.00

2015091026 John T. Hopkins II Richland County R.O.D.

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STATE OF SOUTH CAROLINA)

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BELLECLAVE SUBDIVISION

COUNTY OF RICHLAND)

)

SEVENTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS TO CORRECT SCRIVENER'S ERROR

WHEREAS, the undersigned is the Declarant under that certain Declaration of Covenants Conditions and Restrictions for Belleclave Subdivision ("Declaration"), which is dated March 25, 1997, and recorded in the Office of the Register of Deeds for Richland County in Deed Book D1373 at Page 183; and

WHEREAS, the Declaration provides in Article VII, Section 4 that "... Declarant reserves the right to amend this Declaration as it shall determine in its sole discretion, from time to time, without a vote of or consent of the Lot Owners to amend the Declaration to correct scrivener's errors. . ."; and

WHEREAS, the Declarant inadvertently omitted subjecting certain property near the City of Columbia, County of Richland, State of South Carolina to the Declaration, which it intended to include. Specifically, those certain properties, described in the attached Exhibit A, incorporated by reference (the "Property"); and

WHEREAS, the Lot Owners of the Property have held themselves out as members of the Belleclave Subdivision and have enjoyed the benefits and shared in the obligations of the Belleclave Subdivision since the first home was built in or around 2003; and

WHEREAS, Declarant desires to formally subject the Property to the easements, restrictions, covenants, and conditions which are set out in the Declaration, retroactive to 2003.

NOW, THEREFORE, Declarant declares that all of the properties described in the attached Exhibit A are added to the Belleclave Subdivision and shall be held, sold, and conveyed subjected to the easements, restrictions, covenants, and conditions set out in the Declaration, which shall run with the real property and be binding upon all parties having any right, title, or interest in the described properties or any part thereof, their heirs, successors, and assigns, and shall inure solely to the benefit of the Declarant or its successors/assigns.

IN WITNESS WHEREOF, Declarant has, by its duly authorized officers, set its hand seal this 21st day of December, 2015.

LYDIAN INVESTMENT GROUP, LLC

By James S. Wingo, Jr.

Printed Name: James S. Wingo, Jr.

Its: Member

Hannah Brewer

Witness #1

Print Name Hannah Brewer

Edward L. Enbanks

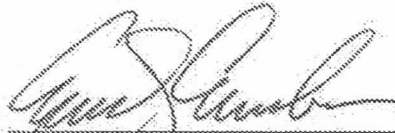
Witness #2/Notary

Print Name Edward L. Enbanks

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

ACKNOWLEDGEMENT

On this 21st day of December, 2015, before me personally came James S. Wingo Jr., who acknowledged to me that he/she is the Member of the within-named Lydian Investment Group, LLC, and in such capacity that he/she executed the within instrument and who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument.



Signature of Notary Public

Name: Edward L. Egan

Notary Public for the State of South Carolina

My Commission Expires: 08-06-17

EXHIBIT A

Parcel 1

All those certain pieces, parcels, lots, or tracts of land, with any improvements thereon, situate, lying and being northeast of the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated on a Final Plat prepared for **Belleclave – Phase 4A** by Cox and Dinkins, Inc. dated November 20, 2000, last revised August 4, 2004, and recorded September 7, 2004 in the office of the Register of Deeds for Richland County in **Record Book 975 at Page 531**, including without limitation Bellevue Lane, and any and all other improvements, drainage and utility easements, and having such metes, boundaries and measurements as shown on the above mentioned plat; reference being craved thereto as often as is necessary for a more complete and accurate legal description.

LESS AND EXCLUDING:

All that certain pieces, parcels, lots, or tracts of land, with any improvements thereon, situate, lying and being northeast of the City of Columbia, in the County of Richland, State of South Carolina, being shown and delineated as **Lot 117**, containing 0.45 acre, **Parcel "A"**, containing 0.29 acre, and **Lot 118**, containing 0.64 acre, on a Final Plat prepared for **Belleclave – Phase 4A** by Cox and Dinkins, Inc. dated November 20, 2000, last revised August 4, 2004, and recorded September 7, 2004 in the office of the Register of Deeds for Richland County in **Record Book 975 at Page 531**, and having such metes, boundaries and measurements as shown on the above mentioned plat; reference being craved thereto as often as is necessary for a more complete and accurate legal description.

Parcel 2

All those certain pieces, parcels, or lots of land, together with improvements thereon, situate, lying and being north east of the City of Columbia, County of Richland, State of South Carolina, being shown and delineated as **Lots 108 and 109** on a plat of **Chellewood Subdivision and Belleclave Subdivision – Phase 3A, Section 1**, by Cox and Dinkins, Inc., dated February 16, 2001, revised January 28, 2002, and recorded in the Office of the Register of Deeds for Richland County in **Record Book 799 at Page 678**; said plat is incorporated herein and reference is craved thereto for a more complete and accurate description of the metes, bounds, courses and distances of the property. Be all measurements a little more or less.

Book 1960-768

2014052747 07/21/2014 14:27:13.050

Amend to Restrictions

Fee:\$7.00 County Tax: \$0.00

State Tax: \$0.00



2014052747 John T. Hopkins II

Richland County R.O.D.

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STATE OF SOUTH CAROLINA

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)

BELLECLAVE SUBDIVISION

COUNTY OF RICHLAND

)

SUPPLEMENTAL DECLARATION

OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

TRANSFER OF ARCHITECTURAL REVIEW AUTHORITY

WHEREAS, the undersigned is the Declarant under that certain Declaration of Covenants Conditions and Restrictions for Belleclave Subdivision (hereinafter the "Declaration"), which Declaration, was dated March 25, 1997, and recorded in the Office of the Register of Deeds for Richland County in Deed Book D1373 at Page 183; and

WHEREAS, said Declaration provides in ARTICLE VI, Section 4, among other things as follows:

Section 4. Transfer of Architectural Review Authority Upon sale of one hundred percent (100%) of the sites for the maximum permitted Lots or dwelling units within the existing Property, or, if additions are made to the existing Property, then upon sale of one hundred percent (100%) of the sites for the maximum permitted Lots or dwelling units within the Property, as so expanded, the Declarant shall by filing a supplementary declaration of covenants and conditions with the Register of Mesne Conveyances, transfer the above-described review authority to a permanent ARB which, subject to the covenants and conditions stated within the aforesaid supplemental declaration, shall be under the control of the Association

NOW THEREFORE WITNESSETH that for and in consideration of the aforesaid premises and having sold one hundred percent (100%) of the sites to third parties the undersigned does hereby transfer, assign and set over the Architectural Review Authority as set forth in the Declaration to the Belleclave Community Association.

The said Declaration shall otherwise remain in full force and effect.

WITNESSETH the hand and seal of the Declarant's duly authorized signatory this 18th day of July, in the year of our Lord Two Thousand Fourteen (2014), and in the Two Hundred Thirty-eighth (238th) year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Jamie H. Ogleton
Angela B. Busbee

LYDIAN INVESTMENT GROUP, LLC

By: James S. Wingo, Jr.
James S. Wingo, Jr., Authorized Member

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

ACKNOWLEDGMENT

I, the undersigned Notary Public for the State and County aforesaid, do hereby certify that Lydian Investment Group, LLC by James S. Wingo, Jr. its Authorized Member personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the 18th day of July, 2014.



Angela B. Busbee (Seal)
Notary Public for: South Carolina
My Commission Expires: 6/18/2019

Book 2077-3675

2015091027 12/22/2015 16:16:05:820 Amend to Restrictions

Fee: \$9.00 County Tax: \$0.00 State Tax: \$0.00

2015091027 John T. Hopkins II Richland County R.O.D.

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STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND) BELLECLAVE SUBDIVISION

SUPPLEMENTAL DECLARATION: ASSIGNMENT OF AUTHORITY

WHEREAS, the undersigned is the Declarant under that certain Declaration of Covenants Conditions and Restrictions for Belleclave Subdivision ("Declaration"), which is dated March 25, 1997, and recorded in the Office of the Register of Deeds for Richland County in Deed Book D1373 at Page 183; and

WHEREAS, all Lots in Belleclave, as described in Exhibit A, have been sold.

NOW, THEREFORE, in consideration of the aforesaid premises and having sold 100% of the sites to third parties, the undersigned transfers and assigns all of its rights, duties, and obligations to Belleclave Community Association as to the Lots contemplated in Exhibit A, which is incorporated. Declarant retains and reserves all of its rights for any property not specifically set forth in Exhibit A.

IN WITNESS WHEREOF, Declarant has, by its duly authorized officer, set its hand seal this 22nd day of December, 2015.

LYDIAN INVESTMENT GROUP, LLC

Hannah Brewer
Witness #1
Print Name Hannah Brewer
Edward C. Eubanks
Witness #2 Notary
Print Name Edward C. Eubanks

By James S. Ningo, Jr.
Printed Name: James S. Ningo, Jr.
Its: Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

ACKNOWLEDGEMENT

On this 24th day of December, 2015, before me personally came
James S. Winger, Jr., who acknowledged to me that he/she is the
Member of the within-named Lydian Investment Group, LLC, and in
such capacity that he/she executed the within instrument and who is personally known to me, or
who was proved to me on the basis of satisfactory evidence to be the person who executed the
foregoing instrument.


(Signature of Notary Public)

Name: Edward L. Banks
Notary Public for South Carolina
My Commission expires: 08-06-17

[Affix Notarial Seal]

EXHIBIT A

All those certain pieces, parcels, lots, or tracts of land, with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, the same being shown and delineated as **Lots 1, 13, and 199-202**, on a final plat prepared for **Belleclave Subdivision Phase 1-A** by Cox and Dinkins, Inc. dated September 30, 1996 and recorded in the office of the Register of Deeds for Richland County in **Plat Book 56 at Page 7579**, and having such metes, boundaries and measurements as shown on the above mentioned plat; reference being craved thereto as often as is necessary for a more complete and accurate legal description.

ALSO All those certain pieces, parcels, lots, or tracts of land, with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, the same being shown and delineated as **Lots 2-10, 14-17, 20-28, 145-148, 162-163, and 193-198**, including without limitation that portion of Lots 146 and 147 shown on the following referenced plat as "Grave Stones Approximate Location," on a final plat prepared for **Belleclave Subdivision Phase 1-B** by Cox and Dinkins, Inc. dated January 24, 1997 and recorded in the office of the Register of Deeds for Richland County in **Plat Book 56 at Page 7761**, and having such metes, boundaries and measurements as shown on the above mentioned plat; reference being craved thereto as often as is necessary for a more complete and accurate legal description.

ALSO All those certain pieces, parcels, lots, or tracts of land, with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, the same being shown and delineated as **Lots 119-123, 126-133, 135-136, 149-161, and 162A, and Detention Pond**, on a final plat prepared for **Belleclave Subdivision Phase 2** by Cox and Dinkins, Inc. dated August 25, 1998 and recorded in the office of the Register of Deeds for Richland County in **Record Book 187 at Page 84**, and having such metes, boundaries and measurements as shown on the above mentioned plat; reference being craved thereto as often as is necessary for a more complete and accurate legal description.

ALSO All those certain pieces, parcels, lots, or tracts of land, with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, the same being shown and delineated as **Lots 110-116, and 137-142**, on a final plat prepared for **Belleclave Subdivision Phase 4-A** by Cox and Dinkins, Inc. dated November 20, 2000, last revised August 4, 2004, and recorded in the office of the Register of Deeds for Richland County in **Record Book 975 at Page 531**, and having such metes, boundaries and measurements as shown on the above mentioned plat; reference being craved thereto as often as is necessary for a more complete and accurate legal description.

ALSO All those certain pieces, parcels, lots, or tracts of land, with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, the same being shown and delineated as **Lots 165-173, 173A, 173B, 174-192, and 192A**, on a final plat prepared for **Belleclave Subdivision Phase 5** by Cox and Dinkins, Inc. dated November 27, 2000 and recorded in the office of the Register of Deeds for Richland County in **Record Book 505 at Page 1717**, and having such metes, boundaries and measurements as shown on the above mentioned plat; reference being craved thereto as often as is necessary for a more complete and accurate legal description.

ALSO All those certain piece, parcel, lot, or tract of land, with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, containing 0.48 acre and being shown and delineated as **Lot 144**, on a final plat prepared for **Chellewood Subdivision and Belleclave Subdivision Phase 3-A, Section 1**, prepared by Cox and Dinkins, Inc. dated February 16, 2001 and filed in the office of the Register of Deeds for Richland County in **Record Book 486 at Page 2191**, and having such metes, boundaries and measurements as shown on the above mentioned plat; reference being craved thereto as often as is necessary for a more complete and accurate legal description.

ALSO All those certain pieces, parcels, or lots of land, together with improvements thereon, situate, lying and being north east of the City of Columbia, County of Richland, State of South Carolina, being shown and delineated as **Lots 108 and 109** on a plat of **Chellewood Subdivision and Belleclave Subdivision – Phase 3A, Section 1**, by Cox and Dinkins, Inc., dated February 16, 2001, revised January 28, 2002, and recorded in the Office of the Register of Deeds for Richland County in **Record Book 799 at Page 678**; said plat is incorporated herein and reference is craved thereto for a more complete and accurate description of the metes, bounds, courses and distances of the property. Be all measurements a little more or less.