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BK V580PG084

STATE OF SOUTH CAROLINA) SECOND AMENDMENT TO THE COVENANTS,
) CONDITIONS, RESTRICTIONS, RESERVATIONS,
COUNTY OF CHARLESTON) GRANTS AND EASEMENTS FOR OAK RIDGE
) PLACE TOWNHOUSES

THIS SECOND AMENDMENT to the Covenants, Conditions, Restrictions, Reservations, Grants and Easements for Oak Ridge Place Townhouses (hereinafter referred to as the "Second Amendment") is made this 29 day of MARCH, 2006, by Oak Ridge Place Homeowner's Association, Inc (hereinafter referred to as the "HOA")

WITNESSETH

WHEREAS, Summerville Homes, LLC, having acquired the fee interest to the property known as Oak Ridge Place, as more fully described in the Covenants, Conditions, Restrictions, Reservations, Grants and Easements For Oak Ridge Place Townhouses (hereinafter referred to as the "Covenants"), established said Covenants, Conditions, Restrictions, Reservations, Grants and Easements For Oak Ridge Place Townhouses dated July 19, 2004, and recorded in the Charleston County RMC Office in Book Z513, at Page 754, and

WHEREAS, pursuant to Article IV, Section 7(4 07) of the Covenants, the Covenants may be amended by an affirmative vote of not less than two-thirds (2/3) of the members entitled to vote upon such matter, and

WHEREAS, Summerville Homes, LLC retained control of two-thirds (2/3) of the total membership votes, apportioned as described in Article IV, Section 2 (4 02), of the Covenants on August 1, 2005, and Summerville Homes, LLC did on that date execute the First Amendment to the Covenants, Conditions, Restrictions, Reservations, Grants and Easements For Oak Ridge Place Townhouses (hereinafter referred to as the "First Amendment"), which was recorded on September 9, 2005, in the Charleston County RMC Office in Book C553, at Page 847, and

WHEREAS, a majority of the Residential Units in Oak Ridge Place have been sold by Summerville Homes, LLC and, therefore, in order for the Covenants to be amended, an instrument must be signed by not less than two-thirds (2/3) of the total membership votes of the Owners, and

WHEREAS, the legal description of the Property encumbered by the Covenants and the First Amendment was inadvertently omitted from the original Covenants, and

WHEREAS, by affirmative vote of the majority of the total membership votes of Owners in Oak Ridge Place, pursuant to the provisions of Article IV, Section 7 (4 07) of the Covenants, the Covenants are hereby amended to include the legal description of the Property encumbered by the Covenants and First Amendment,

NOW, THEREFORE, for and in consideration of the premises and the benefits to be derived by the HOA and each and every subsequent Owner of any of the property located in Oak Ridge

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Place, the HOA does hereby amend the Covenants to include the legal description of the Property encumbered by the Covenants and First Amendment The legal description is attached hereto as Exhibit "A" and incorporated herein by reference

This Second Amendment shall be retroactive as to those Residential Units sold from Summerville Homes, LLC to a new Owner prior to the date on which the Second Amendment is filed and as of the date of filing of the Covenants

All other provisions and terms of the Covenants shall remain in full force and effect

IN WITNESS WHEREOF, the Oak Ridge Place Homeowner's Association, Inc has caused these presents to be executed by its duly authorized officer as of the day and year first above written

Signed, sealed and delivered
in the presence of

Matthew C. Kunnell

OAK RIDGE PLACE HOMEOWNER'S
ASSOCIATION, INC

Donna M. Goss

Brian R. Kelley
BY BRIAN R KELLEY
ITS PRESIDENT

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

Personally appeared before me Matthew C. Kunnell, who, on oath, states that (s)he saw the within named Oak Ridge Place Homeowner's Association, Inc by Brian Kelly, its President, sign the within Second Amendment to the Covenants, Conditions, Restrictions, Reservations, Grants and Easements For Oak Ridge Place Townhouses, and the said HOA, by said officer, seal said Second Amendment to the Covenants, Conditions, Restrictions, Reservations, Grants and Easements For Oak Ridge Place Townhouses, and as its act and deed, deliver the same and that (s)he with Donna Goss witnessed the execution thereof

SWORN to before me this 20th day
of March, 2006

Cynthia M. Burt (SEAL)
Notary Public for South Carolina

My Commission Expires April 11, 2015

Matthew C. Kunnell
MATTHEW C KUNNELL

EXHIBIT A

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All those certain pieces, parcels, lots or tracts of land, and any improvements thereon, situate, lying and being in Counties of Charleston and Dorchester, South Carolina, being known and designated as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, POND COMMON AREA, containing 0 22 acres, more or less, COMMON AREA, containing 0 17 acres, more or less, POND, containing 0 43 acres, more or less and RECREATION AREA, containing 0 24 acres, more or less, and that certain Right of Way known as Manning Court, containing 0 86 acres, more or less, as more particularly shown on a plat entitled, "SUBDIVISION SURVEY FOR OAK RIDGE PLACE SUBDIVISION OWNED BY DICARI DEVELOPMENT, INC LOCATED IN THE TOWN OF SUMMERVILLE, CHARLESTON & DORCHESTER COUNTY, SOUTH CAROLINA", by Ashley Engineering & Surveying, Inc , dated August 11, 2004 and recorded in the Office of the Register of Deeds for Charleston County on October 26, 2004 in Plat Book EH at Page 456 Said tracts having such sizes, shapes, forms, marks, buttings and boundings as delineated on said plat

Subject to any and all covenants, restrictions, rights-of-way and easements filed for record in the Office of the Register of Deeds

This being the same property conveyed to Summerville Developers, LLC by Deed of Summerville Homes, LLC dated October 15, 2004 and recorded in the Office of the Register of Deeds for Charleston County in Book O513 at Page 653

This being a portion of the same property conveyed to Summerville Homes, LLC by Deed of Summerville Developers, LLC dated April 13, 2005 and recorded in the Office of the Register of Deeds for Charleston County on April 18, 2005 in Book K533 at Page 882 and re-recorded in August 12, 2005 in Book A549 at Page 831

TMS #s

379-00-00-129 (Lot 1)	379-00-00-135 (Lot 7)	379-00-00-141 (Lot 13)
379-00-00-130 (Lot 2)	379-00-00-136 (Lot 8)	379-00-00-142 (Lot 14)
379-00-00-131 (Lot 3)	379-00-00-137 (Lot 9)	379-00-00-143 (Lot 15)
379-00-00-132 (Lot 4)	379-00-00-138 (Lot 10)	379-00-00-144 (Lot 16)
379-00-00-133 (Lot 5)	379-00-00-139 (Lot 11)	379-00-00-145 (Lot 17)
379-00-00-134 (Lot 6)	379-00-00-140 (Lot 12)	379-00-00-146 (Lot 18)

379-00-00-056 (Pond Common Area, Common Area, Pond, Recreation Area)

EXHIBIT "B"

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A meeting of the members of the Oak Ridge Place Homeowner's Association, Inc was held on _____ At this meeting, _____ members were present, representing a quorum under the said Bylaws This Second Amendment has been approved by those persons owning a majority of the Residential Units as shown by the following signatures

MEMBERS

B. R. H. [Signature] ¹⁰⁷
3/18/06

James J. Scott ¹¹³
3-18-06

Charlene Phelan ¹¹⁹
3-18-06

Wilson C. [Signature] ^{3/18/06}
104

Charles Douglas Ward ^{3/18/06}
103

Joan [Signature] ¹¹¹
3-18-06

Betsy Thomas ¹⁰⁵
3/18/06

Karen J. Crider ¹⁰²
3/19/06

George Lowden ¹²³
3/21/06

Wang C. Allen ¹²⁹
3/24/06

Margie Smith ¹²⁵
3/25/06

Allen A. [Signature] ¹²¹
3-26-06

Attn Lorraine

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OAK RIDGE SECOND AMENDMENT
EXHIBIT B

<u>Name</u>	<u>Address</u>	<u>TMS#</u>
Brian Robert Kelley	107 Manning Court	379-00-00-142
Larry J Scott	113 Manning Court	379-00-00-139
Christine N Ahern	119 Manning Court	379-00-00-136
Thomas Wilson Cooper	104 Manning Court	379-00-00-146
Charles Douglas Ward	103 Manning Court	379-00-00-144
Lisa W Stephenson	111 Manning Court	379-00-00-140
Betsy Thomas	105 Manning Court	379-00-00-143
Karen T Crider	102 Manning Court	379-00-00-145
George H Lowden	123 Manning Court	379-00-00-134
Mary C Allen	129 Manning Court	379-00-00-131
Margaret Smith	125 Manning Court	379-00-00-133
Allen A Gold	121 Manning Court	379-00-00-135

please call if you have any other
questions.

Manohé

Knight Law Firm, LLC
PO Box 280
Summerville SC 29484-0280
843-821-9700

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RECORDER'S PAGE

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



Filed By

Knight Law Firm, PA

P O Box 280

Summerville

SC 29484-0280

FILED

April 24, 2006

9 32 22 AM

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Charlie Lybrand, Register
Charleston County, SC

DESCRIPTION

AMOUNT

misc/amend	\$ 10 00
Postage	

TOTAL

\$ 10 00

DRAWER

A - bmm

DO NOT STAMP BELOW THIS LINE