

2006016323  
 RESTRICTION  
 RECORDING FEES \$12.00  
 PRESENTED & RECORDED:  
 12-05-2006 01:43 PM  
 JOHN LANE  
 REGISTER OF DEEDS  
 LANCASTER COUNTY, SC  
 By: CANDICE KIRKLEY DEPUTY  
 BK: DEED 368  
 PG: 319-324

PREPARED BY AND RETURN TO::

Timothy G. Sellers  
 SELLERS, HINSHAW, AYERS, DORTCH & LYONS, P.A.  
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 Charlotte, NC 28204  
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**SUPPLEMENT NO. TWO (2) TO THE  
 DECLARATION OF COVENANTS, CONDITIONS, AND  
 RESTRICTIONS FOR SUN CITY CAROLINA LAKES  
 (Addition of Phase D-2 to Neighborhood D)**

Lancaster County, South Carolina

This Supplement to the Declaration of Covenants, Conditions, and Restrictions ("Supplement") is made this 30<sup>th</sup> day of December, 2006, by **Pulte Home Corporation**, doing business through and under its "Del Webb" brand, a Michigan corporation ("Declarant").

Statement of Purpose

Declarant recorded the original Declaration of Covenants, Conditions, and Restrictions for Sun City Carolina Lakes on May 16, 2006 in Book 335 at Page 1 in the Office of the Register of Deeds for Lancaster County, South Carolina. Since the recordation of the original Declaration, Supplements have been recorded in the Lancaster County Public Registry pursuant to Article I, Section 1.51 and Article VII of the original Declaration, as follows:

| <u>SUPPLEMENT</u> | <u>BOOK</u> | <u>PAGE</u> |
|-------------------|-------------|-------------|
| One               | 367         | 262         |

In addition, the original Declaration has been amended pursuant to the authority set forth in Article VII, Section 7.3 and/or Article XVII, Section 17.2, as follows:

| <u>AMENDMENT</u> | <u>BOOK</u> | <u>PAGE</u> |
|------------------|-------------|-------------|
| First            | 348         | 167         |
| Second           | 365         | 62          |

The purpose of this Supplement is to annex a portion of the real property described in Exhibit B into the Properties, to subject that real property to the terms and provisions of the Declaration, to designate that property as an addition to to Neighborhood D.

**NOW, THEREFORE**, the Declarant does hereby further supplement and amend the Declaration as follows:

1. Terms: All Terms used herein, if not otherwise defined herein, shall have their meaning set forth in the Declaration.

2. Annexed Properties. The real estate shown and legally described on the following plats is hereby made part of the Properties as "Annexed Properties" pursuant to **Section 7.1** of the Declaration.

| <b>Pod</b> | <b>Phase</b> | <b>Map</b> | <b>Plat Book</b> | <b>Page</b> |
|------------|--------------|------------|------------------|-------------|
| D-2        | 1            | 5          | 2006             | 352         |

3. Annexed Dwelling Units. The Dwelling Units in the Annexed Properties are hereby made part of the Properties as "Dwelling Units".

4. Annexed Common Area. All of the areas, if any, designated as common area or common open space on the plat(s) of the Annexed Properties including, without limitation, those areas labeled "COS", shall become and be treated as Common Area (as defined in **Section 1.12** of the Declaration).

5. Limited Common Area. No Limited Common Area is being made part of the Properties.

6. Designation of Neighborhoods and Neighborhood-Wide Services: Pursuant to the provisions of Article I, Section 1.33 of the Declaration, Dwelling Units located within the Annexed Properties are hereby designated to be part of Neighborhood D as established in the First Amendment to the Declaration identified above and shall receive Neighborhood-Wide Services as provided in that amendment.

7. Amendment of Exhibit A. To reflect the addition of the Annexed Properties to the Properties as set forth in Paragraphs 2, 3, 4 and 5 above and to ratify and confirm the addition and annexation of other tracts, pods, Neighborhoods and parcels to the Properties, Exhibit A to

the Declaration is hereby amended and restated to be as set forth in the **Second Amended and Restated Exhibit A** to the Declaration which is attached hereto.

8. Ratification and Continuation: Except as herein specifically supplemented and/or amended, the provisions of the Declaration are ratified and confirmed and the Declaration shall continue in full force and effect in accordance with its terms.

**IN WITNESS WHEREOF**, the undersigned Declarant has executed this Supplement as of the day and year first above written.

**DECLARANT:**

**PULTE HOME CORPORATION**  
a Michigan Corporation

By: Jon S. Hardy  
Jon S. Hardy, Vice President

SIGNED, SEALED and delivered in the presence of:

Tom McAuley  
Name:  
Witness No. 1

Donald L. Fowler  
Name:  
Notary Public and Witness No. 2

STATE OF South Carolina )  
COUNTY OF York ) SS.

**BEFORE ME**, a notary public for the County and State aforesaid, the undersigned Witness No. 1, Fam McAuley, (Witness No. 1), appeared and made oath that (s)he saw the above-named Jon S. Hardy, who acknowledged himself/herself to be a Vice President of **Pulte Home Corporation**, execute this instrument for the purposes set forth herein, all upon authority duly given, and that (s)he, along with Witness No. 2, subscribed above, and in the presence of each other, witnessed the due execution thereof.

Fam McAuley  
Witness No. 1

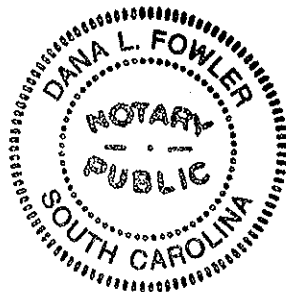
SUBSCRIBED to before me this

30th day of November, 2006.

Dana L. Fowler  
Notary Public and Witness No. 2

[NOTARIAL SEAL]

My Commission Expires: 5/26/16



## SECOND AMENDED AND RESTATED EXHIBIT A

1. The Properties: All of those tracts and parcels of land shown on the following Plats (excluding any area labeled for Future Development):

Pod: A-1  
Phase 1  
Map 1  
Plat(s) Book 2005 at Page 571 as revised in Book 2006 at Page 174

Pod: B  
Phase 1  
Map 2  
Plat(s) Book 2006 at Page 15 as revised in Book 2006 at Pages 165, 267 and 384

Pod: C  
Phase 1  
Map 8  
Plat(s) Book 2006 at Page 539 as revised in Book 2006 at Page 673

Pod: D  
Phase 1  
Map 3  
Plat(s) Book 2006 at Page 202 as revised in Book 2006 at Page 347

Pod: D-2  
Phase 1  
Map 5  
Plat(s) Book 2006 at Page 352

Pod: E  
Phase 1  
Map 4  
Plat(s) Book 2006 at Page 356

Pod: F  
Phase 1  
Map 9  
Plat(s) Book 2006 at Page 492

The above shall constitute the Plats as defined in **Section 1.42**.

II. Dwelling Units: The individual and separately numbered lots which are identified and designated on each of the Plats.

III. Common Area: The parcels, tracts, and other areas shown on the Plats of the Properties which are designated in any way for the common use and enjoyment of all Owners, including, without limitation, those parcels, tracts, and areas labeled “Common Open Space,” “COS,” or “Common Area” on the Plats depicting the Properties, but not including those items specifically excluded from “Common Area” in **Section 1.12**.

IV. Limited Common Area: The parcels, tracts, and other areas shown on the Plats of the Properties which are designated in any way as for the common use and enjoyment of some but not all Owners, including, without limitation, those parcels, tracts, and areas designated as “Limited Common Area” or “Limited Common Open Space” or which are otherwise identified, designated or described as Limited Common Area in the Declaration or any supplement or amendment thereto.

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