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STATE OF SOUTH CAROLINA    )       SECOND AMENDMENT OF DECLARATION  
  :       OF RESTRICTIVE COVENANTS  
COUNTY    OF   NEWBERRY    )       NEWBERRY SHORES, PHASE VI

WHEREAS, Agnes K. Boozer, Sylvia B. Brannon, and Stanford W. Boozer, Jr., as Trustees of the Agnes K. Boozer Revocable Trust, as the Owner and Developer, imposed Declaration of Restrictive Covenants upon Newberry Shores, Phase VI as recorded in the office of the Clerk of Court for Newberry County in Book 609 at page 264; and

WHEREAS, said Restrictive Covenants were amended by First Amendment to Declaration of Restrictive Covenants as recorded in the office of the Clerk of Court for Newberry County in Book 621 at page 304; and

WHEREAS, the Declaration of Restrictions as imposed covered the real property shown, designated and described upon that certain Plat recorded in the Office of the Clerk of Court for Newberry in Plat Book C49 at Page 1, as further described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Sylvia B. Brannon, and Stanford W. Boozer, Jr., as Trustees of the Agnes K. Boozer Revocable Trust, are the owner of Lots, 1, 2, 3, 4, 5, 6 and 7 as shown on the above referenced plat; and

WHEREAS, Vance U. Arndt and Donna L. Arndt are the owners of Lot 8 on said plat; and

WHEREAS, Sylvia B. Brannon and Stanford W. Boozer, Jr., as Trustees of the Agnes

K. Boozer Revocable Trust and Vance U. Arndt and Donna L. Arndt as the owners of all property on said plat and effected by said restrictions, desire to modify said restrictions, and

NOW THEREFORE, the undersigned Sylvia B. Brannon and Stanford W. Boozer, Jr., as Trustees of the Agnes K. Boozer Revocable Trust, and Vance U. Arndt and Donna L. Arndt being all owners of the property covered by the above referenced restrictions and for good and valuable consideration to each other the receipt and sufficiency of which is hereby acknowledged, do hereby amend and restate Paragraph 1 of said Declaration of Restrictions Covenants and of the First Amendment to Declaration Restrictive Covenants and do hereby declare, covenant and agree on behalf of themselves and their heirs, successors and assigns, who shall hereafter purchase lots as herein described, that the within described property shall be subject to the following revised reservation, covenants and limitations as to the use thereof as follows:

1. Not more than one single family dwelling shall be erected on any Lot and the single family dwelling much be a stick built or site build home. No modular homes or mobile homes are permitted to be placed on any Lot. The enclosed existing heating living space of the main structure, exclusive of unfinished space, open porches, porte-cocheres, garages, carports and breezeways, shall not be less than 1,400 square feet for all dwellings. Finished rooms over a garage shall be included in determining whether the square footage requirement has been met. No structure of a temporary nature, unless approved in writing by the said Trustees of the Agnes K. Boozer Revocable Trust, shall be erected or allowed to remain on any lot, and no trailer, camper, tent, garage, barn or other structure of a similar nature shall be used as a residence, either temporarily or permanently; provided, this paragraph shall not be construed to prevent those engaged in construction from using sheds or other temporary structures during construction.

The remaining conditions and provisions contained in said restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, Sylvia B. Brannon and Stanford W. Boozer, Jr., as Trustees of the Agnes K. Boozer Revocable Trust have set their hands and seals this the 7 day of April, 2015.

Stanford W. Boozer, Jr.  
Stanford W. Boozer, Jr.  
Trustee of the Agnes K. Boozer  
Revocable Trust

Sylvia B. Brannon  
Sylvia B. Brannon  
Trustee of the Agnes K. Boozer  
Revocable Trust

WITNESSES:

[Signature]  
Libby B. Berry

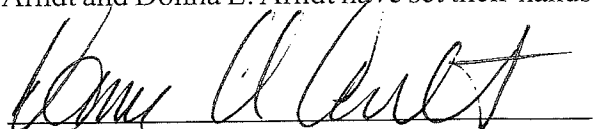
STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

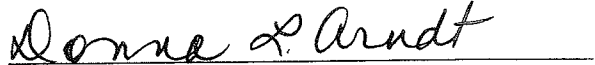
PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Stanford W. Boozer, Jr. and Sylvia B. Brannon, Trustees of the Agnes K. Boozer Revocable Trust sign, seal and, as their act and deed, deliver the within written Second Amendment for Declaration of Restrictive Covenants for the uses and purposes therein mentioned and that s/he with the other witness whose signature appears above witnessed the execution thereof.

Libby B. Berry

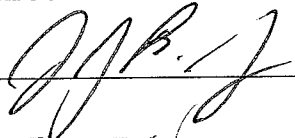

SWORN to before me this  
7 day of April, 2015.  
[Signature] (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 1-18-16

IN WITNESS WHEREOF, Vance U. Arndt and Donna L. Arndt have set their hands and seals this the 10 day of APRIL, 2015.

  
Vance U. Arndt

  
Donna L. Arndt


WITNESSES:

STATE OF SOUTH CAROLINA )

COUNTY OF RICHLAND )

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Vance U. Arndt and Donna L. Arndt, sign, seal and, as their act and deed, deliver the within written Second Amendment for Declaration of Restrictive Covenants for the uses and purposes therein mentioned and that s/he with the other witness whose signature appears above witnessed the execution thereof.



SWORN to before me this  
12<sup>th</sup> day of April, 2015.

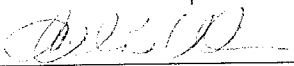
 (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 1-1-15

EXHIBIT "A"

All those certain pieces, parcels or lots of land, situate, lying and being in the County of Newberry, State of South Carolina, on the waters of Lake Murray, and being shown as Lots #1 through #8 upon plat of Newberry Shores, Phase VI, prepared by Lucius D. Cobb, Sr. Land Surveying, Inc. (Lucius D. Cobb, Sr., RLS 6039), dated November 18, 2002, and recorded in the office of the Clerk of Court for Newberry County in Plat Book C-49 at page 1.

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STATE OF SOUTH CAROLINA    )     MODIFICATION OF RESTRICTIONS  
  :     Book 609, Page 264, Amended 621, Page 304  
COUNTY    OF   NEWBERRY    )

WHEREAS, Agnes K. Boozer, Sylvia B. Brannon, and Stanford W. Boozer, Jr., as Trustees of the Agnes K. Boozer Revocable Trust, as the Owner and Developer, imposed certain restrictions upon real property shown, designated and described upon that certain Plat recorded in the Office of the Clerk of Court for Newberry in Plat Book C49 at Page 1, and

WHEREAS, Vance U. Arndt and Donna L. Arndt, are the owners of Lot 8 on said plat and are this day purchasing Lot 6 and Lot 7 on said plat, and

WHEREAS, Vance U. Arndt and Donna L. Arndt are desirous of combining Lot 6, Lot 7 together as one lot for the purpose of constructing improvement and have requested a modification of the setback lines removing the setback lines from the interior of the lots, and having only one setback line around the exterior boundaries of Lots 6 and 7; and

WHEREAS, Sylvia B. Brannon and Stanford W. Boozer, Jr., as Trustees of the Agnes K. Boozer Revocable Trust, desire to modify said restrictions accordingly; and,

NOW THEREFORE, Sylvia B. Brannon and Stanford W. Boozer, Jr., as Trustees of the Agnes K. Boozer Revocable Trust for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, do hereby modify and amend the above referenced restrictions as follows:

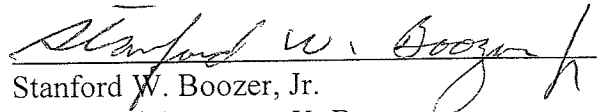
1. To release from the restrictive covenants the imposition of a setback line and utility easement fifteen (15') feet in width and located along the common boundary of Lot 6 and Lot 7 as

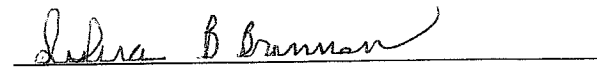
shown on said plat.

2. Hereafter, Lot 6 and Lot 7, shall be treated as one lot and shall now be subject to setback lines and utility easements along the Waters of Lake Murray, along the common boundary of Lot 6 and Lot 5, along Newberry Shores Drive, and along the common boundary of Lot 7 and Lot 8 as shown on said plat.

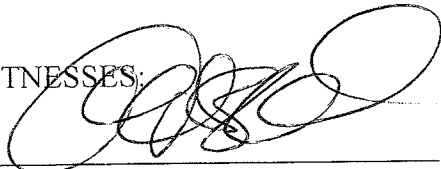
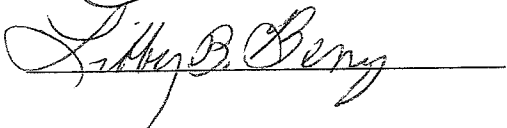
The remaining conditions and provisions contained in said restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, Sylvia B. Brannon and Stanford W. Boozer, Jr., as Trustees of the Agnes K. Boozer Revocable Trust have set their hands and seals this the 7 day of April, 2015.

  
Stanford W. Boozer, Jr.  
Trustee of the Agnes K. Boozer  
Revocable Trust

  
Sylvia B. Brannon  
Trustee of the Agnes K. Boozer  
Revocable Trust

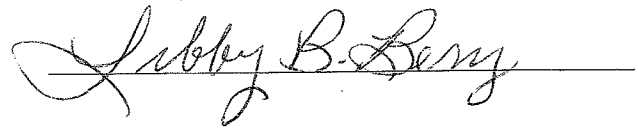
WITNESSES:

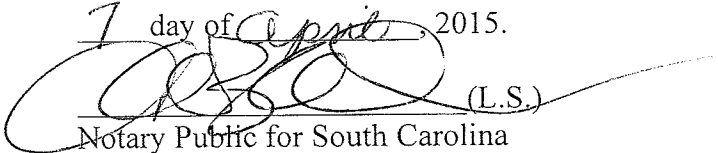
STATE OF SOUTH CAROLINA )

COUNTY OF RICHLAND )

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Stanford W. Boozer, Jr. and Sylvia B. Brannon, Trustees of the Agnes K. Boozer Revocable Trust sign, seal and, as their act and deed, deliver the within written Modification for the uses and purposes therein mentioned and that s/he with the other witness whose signature appears above witnessed the execution thereof.



SWORN to before me this  
7 day of September, 2015.



(L.S.)  
Notary Public for South Carolina

My Commission Expires: 1-18-16