

Donald H. White  
924 Stevens Creek Rd. Ste. 101  
Augusta, GA 30907

## DEODAR PLANTATION SECTION 7

### SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO ANNEX "DEODAR SECTION 8"

**THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** is made by CROWELL & CO., Inc. (successor to Home Sites, Ltd.), a Georgia corporation, and KEYSTONE HOMES, INC., a Georgia corporation, hereinafter referred to as "Declarant".

#### WITNESSETH:

Declarant is the developer of certain real property located in Aiken County, South Carolina, known as "DEODAR PLANTATION, SECTION 8", more particularly described as follows:

All that tract or parcel of land, situate, lying and being in Aiken County, South Carolina, known and designated as Deodar Plantation, Section 8, as shown on a plat thereof recorded in the Office of the RMC of Aiken County, South Carolina, in Plat Book 61, Page 978; recorded in said RMC Office, to which plat reference is made for a more complete and accurate description and location of said property. Said property contains a total of 19.55 acres, including and encompassing Eighty (80) residential lots (Lots 13-25, inclusive, of Block L; Lots 30-42, inclusive, of Block H; Lots 54-72, inclusive, of Block E; Lots 1-15, inclusive of Block M; and all remaining acreage, including common areas, easements, and portions of Fox Haven Drive (50' R/W) and Cryptomeria Way (50' R/W), and Carnation Pass (50' R/W), all as shown on said plat.

In order to further supplement and amend the provisions of the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as "Original Covenants") recorded June 28, 2017, and filed for record in the Aiken County South Carolina RMC Office, in Deed Book 4669, pages 1230-1261; as amended in Deed Book 4692, pages 953-954, recorded on November 14, 2017, and pursuant to Article X (2) of the Original Covenants, which allows the Declarant to annex additional property into Deodar Plantation, and make it subject to the Covenants in Declarant's sole discretion; and to now further preserve and enhance the property values and quality of life in Deodar Plantation, and for the health, safety and general welfare of the owners of the properties therein, Declarant hereby supplements and amends the Original Covenants, as follows:

(1)

(a) Declarant hereby declares that all of said real property described herein shall be annexed

into Deodar Plantation and henceforth be subject to the Original Covenants and First Amendment as the same may hereafter be amended or modified; and shall be held, sold and conveyed subject to all provisions, covenants, conditions and restrictions stated in the Original Covenants and First Amendment, which shall run with the real property for the purpose of protecting the value and desirability thereof. This Supplemental Declaration, the Original Covenants and First Amendment, which are incorporated herein by reference, shall be binding upon and shall inure to the benefit of Declarant, its successors and assigns, and all persons who may hereafter acquire any right, title or interest in said real property, or any portion thereof.

(2)

“Declarant” means Crowell & Co., Inc., a Georgia corporation and Keystone Homes, Inc., a Georgia corporation. No successor or assignee of Declarant shall have any rights or obligations of Declarant hereunder unless they are specifically set forth in the instrument of succession or assignment or pass by operation of law.

(3)


Other than as supplemented and amended as stated herein, all provisions of the Original Covenants and First Amendment are hereby ratified and reaffirmed. The undersigned Declarant states and affirms that it has authority to amend the Original Covenants as set forth herein in said Original Covenants.

**IN WITNESS WHEREOF**, Declarant has caused this Supplemental Declaration to be executed and sealed by its duly authorized officer(s), this 16th day of March, 2020.

CROWELL & CO., INC.

BY:   
As Its: authorized officer

Signed, sealed and delivered  
in the presence of :

  
Witness

  
Notary Public

KEYSTONE HOMES, INC.

BY: [Signature]  
As Its: authorized officer

Signed, sealed and delivered  
in the presence of :

[Signature]  
Witness  
[Signature]  
Notary Public

STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN

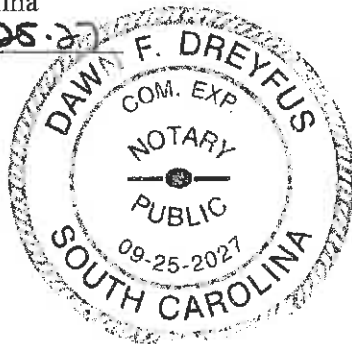
|                                |          |
|--------------------------------|----------|
| AIKEN COUNTY, SC               |          |
| 2022003492RESTRICTIVE COVENANT |          |
| RECORDING FEES                 | \$25.00  |
| STATE TAX                      | \$0.00   |
| COUNTY TAX                     | \$0.00   |
| PRESENTED & RECORDED           |          |
| 02-03-2022                     | 09:48 AM |
| JUDITH WARNER                  |          |
| REGISTER OF MESNE CONVEYANCE   |          |
| AIKEN, COUNTY SC               |          |
| By: QUINLAN BATES              |          |
| BK:RB 4996 PG:1956-1958        |          |

PERSONALLY appeared before me the undersigned and made oath that s(he) saw both CROWELL & CO., INC., and KEYSTONE HOMES, INC., by and through its respective authorized officers and agents, sign, seal and as his/her/their act and deed, deliver the within written Supplemental Declaration of Covenants, Conditions and Restrictions for the use and purposes therein; and that s(he) with the other undersigned witness witnessed the execution thereof.

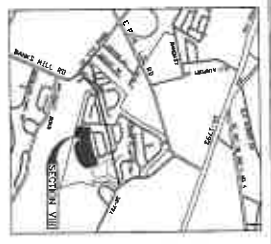
SWORN to before me this 16th  
day of March 2020.

[Signature]  
Notary Public for South Carolina  
My commission Expires: 9-25-27

[Signature]  
Witness



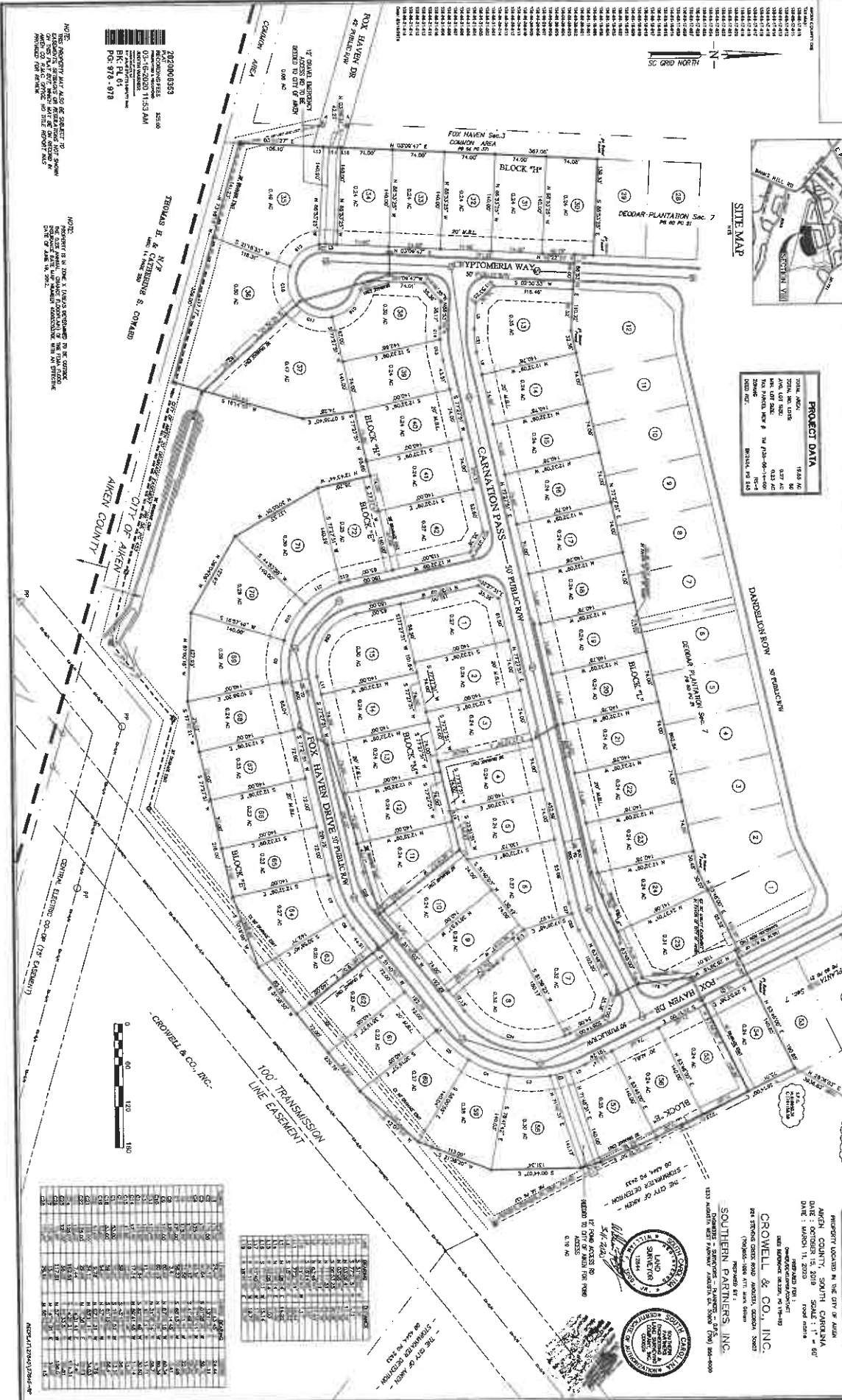
APPROVED  
 2/27/25  
 dated 2/27/25  
 Planning Department



**PROJECT DATA**

|               |                    |
|---------------|--------------------|
| TOTAL ACRES   | 14.42              |
| NET ACRES     | 14.42              |
| AVG. LOT SIZE | 0.23 AC            |
| PERMITS       | 24 1200-00-115-000 |
| OWNER         | BRITAIN, PG 148    |

- NOTES:**
1. THIS IS A PRELIMINARY PLAN FOR THE CITY OF AIKEN.
  2. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORD.
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  24. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORD.



20250003333  
 RECORDING FEE \$25.00  
 03-16-2025 11:53 AM  
 REC. PL. 61  
 PG. 918 - 918

**NOTES:**  
 THIS PROPERTY MAY ALSO BE SUBJECT TO AN EASEMENT OR OTHER INTEREST. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AIKEN AND AIKEN COUNTY. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORD.

**NOTES:**  
 PROPERTY IS IN ZONE S (LOW-DENSITY RESIDENTIAL). THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORD.



| LOT NO. | ACRES | AREA (SQ. FT.) | PERCENTAGE |
|---------|-------|----------------|------------|
| 1       | 0.23  | 3136           | 2.17       |
| 2       | 0.23  | 3136           | 2.17       |
| 3       | 0.23  | 3136           | 2.17       |
| 4       | 0.23  | 3136           | 2.17       |
| 5       | 0.23  | 3136           | 2.17       |
| 6       | 0.23  | 3136           | 2.17       |
| 7       | 0.23  | 3136           | 2.17       |
| 8       | 0.23  | 3136           | 2.17       |
| 9       | 0.23  | 3136           | 2.17       |
| 10      | 0.23  | 3136           | 2.17       |
| 11      | 0.23  | 3136           | 2.17       |
| 12      | 0.23  | 3136           | 2.17       |
| 13      | 0.23  | 3136           | 2.17       |
| 14      | 0.23  | 3136           | 2.17       |
| 15      | 0.23  | 3136           | 2.17       |
| 16      | 0.23  | 3136           | 2.17       |
| 17      | 0.23  | 3136           | 2.17       |
| 18      | 0.23  | 3136           | 2.17       |
| 19      | 0.23  | 3136           | 2.17       |
| 20      | 0.23  | 3136           | 2.17       |
| 21      | 0.23  | 3136           | 2.17       |
| 22      | 0.23  | 3136           | 2.17       |
| 23      | 0.23  | 3136           | 2.17       |
| 24      | 0.23  | 3136           | 2.17       |
| 25      | 0.23  | 3136           | 2.17       |
| 26      | 0.23  | 3136           | 2.17       |
| 27      | 0.23  | 3136           | 2.17       |
| 28      | 0.23  | 3136           | 2.17       |
| 29      | 0.23  | 3136           | 2.17       |
| 30      | 0.23  | 3136           | 2.17       |
| 31      | 0.23  | 3136           | 2.17       |
| 32      | 0.23  | 3136           | 2.17       |
| 33      | 0.23  | 3136           | 2.17       |
| 34      | 0.23  | 3136           | 2.17       |
| 35      | 0.23  | 3136           | 2.17       |
| 36      | 0.23  | 3136           | 2.17       |
| 37      | 0.23  | 3136           | 2.17       |
| 38      | 0.23  | 3136           | 2.17       |
| 39      | 0.23  | 3136           | 2.17       |
| 40      | 0.23  | 3136           | 2.17       |
| 41      | 0.23  | 3136           | 2.17       |
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| 53      | 0.23  | 3136           | 2.17       |
| 54      | 0.23  | 3136           | 2.17       |
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| 61      | 0.23  | 3136           | 2.17       |
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| 83      | 0.23  | 3136           | 2.17       |
| 84      | 0.23  | 3136           | 2.17       |
| 85      | 0.23  | 3136           | 2.17       |
| 86      | 0.23  | 3136           | 2.17       |
| 87      | 0.23  | 3136           | 2.17       |
| 88      | 0.23  | 3136           | 2.17       |
| 89      | 0.23  | 3136           | 2.17       |
| 90      | 0.23  | 3136           | 2.17       |
| 91      | 0.23  | 3136           | 2.17       |
| 92      | 0.23  | 3136           | 2.17       |
| 93      | 0.23  | 3136           | 2.17       |
| 94      | 0.23  | 3136           | 2.17       |
| 95      | 0.23  | 3136           | 2.17       |
| 96      | 0.23  | 3136           | 2.17       |
| 97      | 0.23  | 3136           | 2.17       |
| 98      | 0.23  | 3136           | 2.17       |
| 99      | 0.23  | 3136           | 2.17       |
| 100     | 0.23  | 3136           | 2.17       |

**SOUTHERN PARTNERS, INC.**  
 PREPARED BY:  
 CROWELL & CO., INC.  
 1000 W. MAIN ST., SUITE 100  
 AIKEN, SOUTH CAROLINA 29801  
 (803) 325-1111  
 DATE: MARCH 11, 2025

THIS PLAT SUPERSEDES PLAT RECORDED IN AIKEN COUNTY  
 AT PLAT BOOK 81, PAGE 914  
**RECORD PLAT**  
 SECTION 8  
**DEODAR PLANTATION**  
 PREPARED UNDER THE CITY OF AIKEN  
 AIKEN COUNTY, SOUTH CAROLINA  
 DATE: MARCH 11, 2025

Robert W. Crowell & Co., Inc. 204 Marine Creek Rd. Aiken, SC 29801