

**DEERFOOT PINES, SECTION 3  
and  
DEERFOOT PINES, SECTION 4**

**SUPPLEMENTAL DECLARATION**

**OF**

**COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS**

**THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS** is made by BLUE SKY PROPERTIES AND INVESTMENTS, LLC, a South Carolina limited liability company; hereinafter referred to as “Declarant”.

**WITNESSETH:**

Declarant, BLUE SKY PROPERTIES AND INVESTMENTS, LLC, is the owner and developer of a portion of certain real property located in Aiken County, South Carolina, known as “DEERFOOT PINES, SECTION 3 and SECTION 4”, more particularly described as follows:

**(SECTIONS 3 and 4, DEERFOOT PINES)**

All that tract or parcel of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Aiken, consisting of 26.58 acres, and containing a total of forty-seven (47) lots and streets, all as shown on a plat dated August 31, 2023, prepared by William R. Gore, PLS, for Blue Sky Properties and Investments, LLC, and recorded on February 20, 2024, in Plat Book 65, page 122, in the Office of the R.M.C of Aiken County, S.C., and further shown on said plat as Lots 85-121 (**SECTION 3**), inclusive; Lots 75-84 (**SECTION 4**), inclusive; together with the following streets: Outfitter Trail (50' R/W), Scentlok Trace (50' R/W); all as shown on said plat, reference being made to said plat for a more complete and accurate description of the property hereby conveyed.

**Derivation:** This is a portion of the same property conveyed to Blue Sky Properties and Investments, LLC by Deed recorded in the said Clerk's Office in Deed Book 1640, page 16.

**Map/Parcel No. (Portion of) 162-00-00-047-000**

In order to further supplement and amend the provisions of the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as “Original Covenants”) recorded September 13, 2021, and filed for record in the Aiken County South Carolina RMC Office, in Deed Book 4961, pages 786-816; amended by First Amendment to Declaration of

Covenants, Conditions and Restrictions recorded on October 1, 2021, in Book 4966, pages 811-812; and as supplemented by the Supplemental Declaration of Covenants, Conditions and Restrictions for Section 2 of Deerfoot Pines, recorded on January 25, 2023, in Book 5069, pages 2388-2390; and to incorporate and apply the Bylaws of Deerfoot Pines HOA, Inc. (hereinafter referred to as "Original Bylaws"), recorded September 13, 2021, and filed for record in said RMC Office in Deed Book 4961, pages 820-832; and pursuant to Article X of the Original Covenants, and pursuant to terms of the Original Bylaws, which allows the Declarant to annex additional property into DEERFOOT PINES, SECTION ONE and make it subject to the Original Covenants and Original Bylaws in Declarant's sole discretion; and to now further preserve and enhance the property values and quality of life in DEERFOOT PINES, SECTION 3 AND DEERFOOT PINES, SECTION 4, and for the health, safety and general welfare of the owners of the properties therein, Declarant hereby supplements and amends the Original Covenants and Original Bylaws, as follows:

(1)

(a) Declarant hereby declares that all of said real property described herein shall be annexed into DEERFOOT PINES, SECTION ONE, and henceforth be subject to the Original Covenants and Original Bylaws 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 Original Bylaws, which shall run with the real property for the purpose of protecting the value and desirability thereof. This Supplemental Declaration, and the Original Covenants, and Original Bylaws, 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 BLUE SKY PROPERTIES AND INVESTMENTS, LLC, a South Carolina limited liability company. 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 Original Bylaws are hereby ratified and reaffirmed. The undersigned Declarant states and affirms that it has authority to amend the Original Covenants and Original Bylaws as set forth herein, as provided for in said Original Covenants and Original Bylaws.

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed and sealed by their respective duly authorized officer(s), this 20 day of October, 2023.

Signed, sealed, and delivered in the presence of:

BLUE SKY PROPERTIES AND INVESTMENTS, LLC

BY: [Signature] (L.S.)

As its: Member

[Signature]  
Witness

[Signature]  
Notary Public

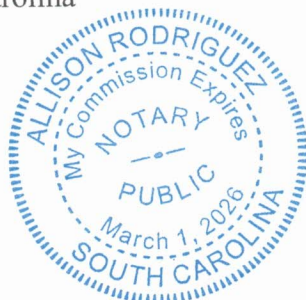
STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN

PERSONALLY appeared before me the undersigned and made oath that s(he) saw BLUE SKY PROPERTIES AND INVESTMENTS, LLC, by and through its authorized officer and agent, 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 20 day of October 2023.

[Signature]  
Notary Public, State of South Carolina

[Signature]  
Witness



**2024003697**  
RESTRICTIVE COVENANTS  
RECORDING FEES \$25.00  
PRESENTED & RECORDED:  
**02-20-2024 02:31 PM**  
**JULIE STUTTS**  
REGISTER OF DEEDS  
AIKEN COUNTY, SC  
BY: JENNIFER YOUNG DEPUTY  
**BK: RB 5140**  
**PG: 2423 - 2425**