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NICHOLSON MEREDITH & ANDERSON LLC
PO BOX 457
GREENWOOD, SC 29648

**COVER SHEET
TO**

**SECOND SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS
AND PROVISIONS FOR MEMBERSHIP IN
CENTER COURT COMMUNITY ASSOCIATION, INC.**

Dated February 11, 2022

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

**SECOND SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS AND
PROVISIONS FOR MEMBERSHIP
IN CENTER COURT
COMMUNITY ASSOCIATION, INC.**

This Second Supplemental Declaration is made on this 11 day of February, 2022, by Beattie Development, LLC, a limited liability company organized and existing under the laws of the State of South Carolina (“Supplemental Declarant”).

WHEREAS, Supplemental Declarant is the owner of certain property in Greenwood County, South Carolina, more particularly described in Exhibit A attached hereto; and,

WHEREAS, the *Declaration of Covenants, Restrictions and Provisions for Membership in Center Court Community Association, Inc.* was recorded on November 25, 1991 in Deed Book 365 at Page 599, *et seq.* in the Office of the Clerk of Court for Greenwood County, (hereafter referred to as the “Declaration”); and

WHEREAS, a *Supplemental Declaration of Covenants, Restrictions and Provisions for Membership in Center Court Community Association, Inc.* was recorded on September 2, 1994 in Deed Book 395 at Page 3 in the Office of the Clerk of Court for Greenwood County, (hereafter referred to as the “First Supplemental Declaration”); and

WHEREAS, Supplemental Declarant desires that additional real estate be annexed to and become subject to the Declaration; and

WHEREAS, the method for such annexation is set forth in Section 2.2 of said Declaration; and

WHEREAS, said Section provides in relevant part that Supplemental Declarant shall have the right to bring in all or any portion of the real property contiguous to the property originally subject to the Declaration; and

NOW, THEREFORE, the Supplemental Declarant declares that the real property described in Exhibit A attached hereto shall be and is hereby annexed to the property described in the original Declaration and the First Supplemental Declaration, and the jurisdiction of Center Court Community Association, Inc. shall be and is hereby extended to cover said property.

Section 1.1. Property to be Annexed. The property described in Exhibit A attached hereto shall be annexed to the real property presently covered by the Declaration and First Supplemental Declaration.

Section 1.2. No Modifications. All sections of the Declaration as recorded are hereby confirmed. In no event will this Supplemental Declaration revoke, modify or add to the Covenants, Restrictions and Limitations and Provisions for Membership in Center Court Community

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CENTER COURT COMMUNITY ASSOCIATION, INC.*

Association, Inc., established by the Declaration with regard to any real property subject to the Declaration prior to the recordation of this Supplemental Declaration.

[SIGNATURE PAGE FOLLOWS]

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SECOND SUPPLEMENTAL DECLARATION OF COVENANTS,
 CONDITIONS AND PROVISIONS FOR MEMBERSHIP IN
 CENTER COURT COMMUNITY ASSOCIATION, INC.

IN WITNESS HEREOF, Supplemental Declarant has caused this instrument to be executed on the date first above written, by its Managing Member.

Emily M. Slice
 Witness #1 Signature (not notary)

Emily M. Slice
 Witness #1 Printed Name

Tara B. Calhoun
 Witness #2 Signature (not notary)

Tara B. Calhoun
 Witness #2 Printed Name

BEATTIE DEVELOPMENT, LLC

Dwight E. Funderburk II
 Dwight E. Funderburk II
 Managing Member

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENWOOD)

ACKNOWLEDGMENT

PERSONALLY appeared before me, the signatory and above signed witnesses, who are either personally known to me or provided satisfactory evidence of their identity, and oath is made that (s)he saw the within named Beattie Development, LLC, via its authorized signatory, sign, seal and as its act and deed, deliver the within instrument, and that (s)he, with the other witnesses subscribed above, witnessed the execution thereof, and that neither subscribing witness is a party to or a beneficiary of the transaction.

Acknowledged, sworn to and subscribed before me)

This, the 11 day of February, 2022)

Tara B. Calhoun)

Notary Public for the State of South Carolina)
 My commission expires: 6-29-31)



EXHIBIT A

PARCEL I and II: Charleston Way N (6837-854-153) and Tifton Drive W (6837-901-070)

All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenwood, State of South Carolina, and being described by the Greenwood County Assessor's Office as containing 50.21 acres, more or less, and being identified by former Greenwood County Tax Map Number 072-05-02-002-000. Said tax map parcel being bounded now or formerly as follows: On the North and Northwest by the southeastern right-of-way of Calhoun Road, by lands of Robert B. McManus and Virginia McManus (former TMS #072-12-06-164-000), Timothy S. Babb and Boots A. Babb (former TMS #072-12-06-165-000), and Central Trust Company (former TMS #072-05-02-001-000); on the East by the western right-of-way of Montague Avenue Ext. (U.S. Highways 25 & 178), lands of South Carolina Department of Transportation (former TMS #072-05-02-004-000), Park Place Company (former TMS #072-12-05-001-000), and the western right-of-way of Old Greenwood Road; on the Southeast by the northwestern right-of-way of Mathis Road; on the South by lands of Park Place Company (former TMS #072-12-05-001-000), Lots 39, 38, 37, 28 and 27 of Centre Court Subdivision Phase I (former TMS #072-12-05-039-000 thru 037-000 and 072/12/05/027-000 & 028-000), unnamed street between Lots 37 and 38 of Centre Court Subdivision Phase I, Lots 124, 166 and 167 of Centre Court Subdivision Phase II (former TMS #072-12-06-124-000 & 166-000 & 167-000); on the West by Lots 41 through 49 Centre Court Phase I (former TMS #072-12-05-041-000 through 049-000), lands of Park Place Company (former TMS #072-12-05-001-000), Lots 23, 24, 25, 28 and 29 Centre Court Subdivision Phase I (former TMS #072-12-02-023-000 & 024-000 & 025-000 & 028-000 & 029-000), unnamed street between Lots 23 and 24 of Centre Court Subdivision Phase I, Lots 100, 114, 124, 165, 166 and 167 and 171 Centre Court Subdivision Phase II (former TMS #072-12-06-100-000 & 114-000 & 124-000 & 165-000 & 166-000 & 167-000 & 171-000), Pennington Lane North between Lots 100 and 171 of Centre Court Subdivision Phase II, Charleston Way North between Lots 114 and 124 of Centre Court Subdivision Phase II, and a privately owned road named Thornblade Drive owned by Park Place Company (former TMS #072-05-02-003).

LESS AND EXCEPTING:

1. A portion of TMS #6837-883-116, all that certain piece or tract of land, with all improvements thereon, situate, lying and being in the County of Greenwood, State of South Carolina, and being described as Tract A, containing 4.638 acres, more or less, as shown upon a plat thereof prepared by Site Design Incorporate, Civil Engineers, Surveyors, and Landscape Architects, South Carolina No. COO 122, said plat being dated October 17, 2014, attached plat/drawing title "ALT AI ACSM LAND TITLE SURVEY for CHRISTOPHER DAVID PROPERTIES, INC., CALHOUN ROAD, GREENWOOD COUNTY, SOUTH CAROLINA," recorded in the Office of the Clerk of Court, Greenwood County, South Carolina on December 1, 2014 in Book 146 at Page 65 and having the metes and bounds, course and distances as upon said plat appear and incorporated herein by reference thereto.
2. A portion of TMS #683 7-883-166 and all of Greenwood County TMS #6837-801-217, all that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the County of Greenwood, State of South Carolina, and being described as Tract B, containing 39.879 acres, more or less, as shown upon a plat thereof prepared by Site Design incorporate, Civil

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Engineers, Surveyors, and Landscape Architects, South Carolina No. COO 122, said plat being dated October 17, 2014, attached plat/drawing title "ALTA/ACSM LAND TITLE SURVEY for CHRISTOPHER DAVID PROPERTIES, INC., CALHOUN ROAD, GREENWOOD COUNTY, SOUTH CAROLINA," recorded in the Office of the Clerk of Court for Greenwood County, South Carolina on December 1, 2014 in Book 146 at Page 65 and having the metes and bounds, course and distances as upon said plat appear and incorporated herein by reference thereto.

This being the same property conveyed to Greenwood Development, LLC by deed of Greenwood Communities and Resorts, Inc., dated December 31, 2015, and recorded in Deed Book 1501 at Page 132 in the Office of the Clerk of Court for Greenwood County, and being the same property conveyed to Beattie Development, LLC by deed of Greenwood Development, LLC, dated April 29, 2021 and recorded in Deed Book 1624 at Page 2118-2123 in the Office of the Clerk of Court for Greenwood County.