

2015-1850

This Document should be registered in the Grantor Index under the names "SK Builders, Inc." and "Sullivan Hills".

**SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SULLIVAN HILLS**

**THIS SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SULLIVAN HILLS** is made on the date hereinafter set forth by **SK Builders, Inc.**, a South Carolina Corporation (hereinafter referred to as "Declarant").

**WITNESSETH**

**WHEREAS**, Declarant's predecessor, Welpine, LLC (hereinafter "Welpine"), has previously recorded a Declaration of Covenants, Conditions and Restrictions for Sullivan Hills, dated March 18, 2007 and recorded April 17, 2007, Deed Book 8360 at Page 3, in the Office of the Register of Deeds for Anderson County, subjecting the property described therein to certain protective covenants, conditions, restrictions, liens and charges as therein set forth (herein collectively referred to the "Declaration"); and

**WHEREAS**, by Assignment of Declarant's Rights dated December 30, 2015 and recorded in Book 12132 at Page 283, in the aforementioned records, Declarant is the successor to Welpine of the rights of Declarant under the Declaration; and

**WHEREAS**, Declarant is the owner of approximately 19.36 acres, more or less, in the County of Anderson, State of South Carolina being shown and described on **Exhibit A**, attached hereto (herein the "Remaining Acreage"); and

**WHEREAS**, pursuant to Article 7.1 of the Declaration, Declarant reserved the right to unilaterally annex additional properties into the Property (as that term is defined in the Declaration) for the purpose of subjecting the annexed property to the provisions of the Declaration; and

**WHEREAS**, Declarant desires to annex the Remaining Acreage into the Property for the purpose of subjecting the Remaining Acreage to the Provisions of the Declaration and the jurisdiction of the Association (as that term is defined in the Declaration); and

**WHEREAS**, Declarant owns one hundred percent (100%) of the Remaining Acreage; and

**NOW, THEREFORE**, Declarant hereby declares that the Remaining Acreage described on Exhibit A, attached hereto and incorporated herein, shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions of the Declaration which are for the purpose of protecting the value and desirability of the Property to include the Remaining

Acreage, and which Declaration shall run with the Remaining Acreage and be binding on all parties having any right, title or interest in the Remaining Acreage or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner (as that term is defined in the Declaration). In addition, Declarant hereby declares as follows:

1. For purposes of this annexation, Article 7, Section 1 of the Declaration is hereby amended to include within its definition of the term "Subdivision" the Remaining Property as described on Exhibit A, attached hereto and incorporated herein.
2. For purposes of this annexation, Declarant on behalf of all future Owners of any lot within the Remaining Property, covenants and agrees that each Owner of said lots, their/its heirs, successors and assigns, shall employ and use an Approved Builder (as that term is defined in the Declaration) to construct the initial improvements on each lot within the Remaining Property in compliance with the terms and provisions of the Declaration. This obligation shall be binding on each such Owner, their/its heirs, successors and assigns.
3. Declarant hereby further declares that upon such date as Declarant no longer owns any lots within the Remaining Property, all remaining rights and obligations of Declarant set forth in the Declaration shall immediately be assigned to the Association.
4. Except as hereinabove amended and supplemented, the Declaration shall remain in full force and effect.
5. The covenants, conditions and restrictions set forth herein shall run with the Remaining Acreage and be binding upon Declarant and all parties having any right, title or interest in the Remaining Acreage or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner and the Association.

**SIGNED SEALED AND DELIVERED**

**IN THE PRESENCE OF:**

*September Craft*  
*[Signature]*

**SK BUILDERS, INC.**

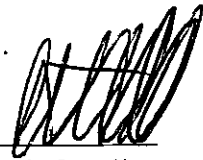
By: *[Signature]*  
 Its: President

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

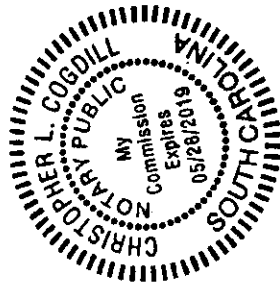
**ACKNOWLEDGEMENT**

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Russell Kalliainen, as President for SK Builders, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30 day of December, 2015.



\_\_\_\_\_  
Notary Public for the State of South Carolina  
My Commission Expires: 5/28/19



**EXHIBIT A**

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina being shown and designated as 37.67 acres, more or less, on a Boundary Survey for Jimmy L. Davis, prepared by Azimuth Control, Inc., dated October 19, 2005 and recorded April 5, 2006 in Plat Slide 1604 at Page 6 in the ROD Office for Anderson, South Carolina. Reference is hereby made to said plat of record for a more complete and accurate description as to the metes and bounds, courses and distances as appear thereon.

**LESS AND EXCEPTING, HOWEVER:**

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina being shown and designated as Sullivan Hills, Phase I, on a plat thereof, prepared by Azimuth Control, Inc., dated March 18, 2007 and recorded in Plat Slide 1693 at Page 3 in the ROD Office for Anderson, South Carolina. Reference is hereby made to said plat of record for a more complete and accurate description as to the metes and bounds, courses and distances as appear thereon.

**AND FURTHER EXCEPTING:**

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina being shown and designated as 1.00 acres, more or less, on Boundary Survey At The Request of Ronny ONeal, prepared by Azimuth Control, Inc., dated October 19, 2005 and recorded in Plat Slide 1604 at Page 8-B in the ROD Office for Anderson, South Carolina. Reference is hereby made to said plat of record for a more complete and accurate description as to the metes and bounds, courses and distances as appear thereon.

This being a portion of the property conveyed unto Welpine, LLC by Deed of Emily M. Arnold, dated 04/04/06 and recorded 04/05/06 in Deed Book 7291, Page 199, in the ROD Office for Anderson County, South Carolina.

Anderson County  
TMS# 095-00-03-014 (AC)

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FILED, RECORDED, INDEXED  
Bk: 12132 Pg: 00287 Pages:004  
Rec Fee: 10.00 St Fee:  
Co Fee:  
REGISTER OF DEEDS, ANDERSON CO, SC  
Wendy Ruffel