

**SECOND SUPPLEMENT TO  
DECLARATION OF PROTECTIVE COVENANTS  
FOR COURTSIDE COMMONS  
(Adding Phase 2-A)**

THIS SECOND SUPPLEMENT ("SECOND SUPPLEMENT") to the Declaration of Protective Covenants for COURTSIDE COMMONS, dated 20<sup>th</sup> day of June, 2007 and recorded in the Office of the Register of Deeds for Lexington County in Record Book 12105 at Page 339 ("Declaration") is made this 15<sup>th</sup> day of September, 2009, by The Courtside at Oak Grove, LLC a South Carolina Limited Liability Company, hereinafter referred to as "Declarant" and TowB Ventures, Ltd., as owner of Lots 4 and 5 inclusive.

**RECITALS**

WHEREAS, the Declarant is or was the fee simple owner of the real property described in Exhibit "B" of the Declaration, and is developing thereon a Community known as COURTSIDE COMMONS which is the development contemplated within the DECLARATION previously recorded as described above. The Declarant has previously conveyed Lots 4 and 5 of Phase 2-B to TowB Ventures, Ltd., which joins in dedicating those lots to the DECLARATIONS and making them subject to these restrictions.

WHEREAS, The Declarant and TowB Ventures, Ltd., desire to amend the DECLARATION pursuant to Article II Section 2 "Other Property" according to the terms of the DECLARATION for the purpose of adding property identified as Lots 1 through 19 and Lots 44 through 46 inclusively, as described on a Bonded Plat of Courtside Commons, Phase 2A dated April 20, 2009, revised May 28, 2009 prepared by WSI and recorded in the Register of Deeds Office for Lexington County on June 22, 2009 in Plat Book 13680 at Book 1 and denoting said amendment at Exhibit B-1-Property Submitted.

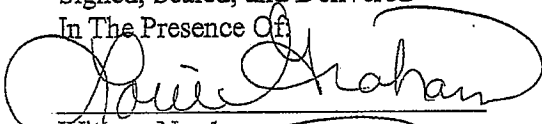
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, the Declarant and TowB Ventures, Ltd., hereby declare that the DECLARATION is supplemented as hereinafter set forth:

All those certain pieces, parcels, lots, or tracts of land, with improvements thereon, if any, situate, lying, and being in the County of LEXINGTON, State of South Carolina, and being shown and designated at Lots 1 through 19 and Lots 44 through 46 on a Bonded Plat of Courtside Commons, Phase 2-A prepared by WSI dated April 20, 2009 and revised May 28, 2009 recorded in the Register of Deeds Office for Lexington County on June 22, 2009 in Book 13680 at Page 1 are hereby made a part of and subject to the Declaration of Protective Covenants for Courtside Commons date June 20, 2007 and recorded in Book 12105 at Page 339 as if the same had been originally subjected thereto.

All other provisions of the Declaration of Protective Covenants shall otherwise remain the same.

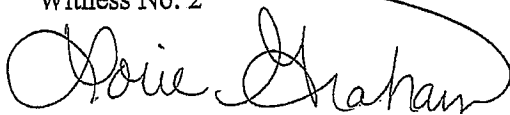
IN WITNESS WHEREOF, the undersigned Declarants have executed this Amendment this 15<sup>th</sup> Day of September 2009.

Signed, Sealed, and Delivered  
In The Presence Of

  
Witness No. 1

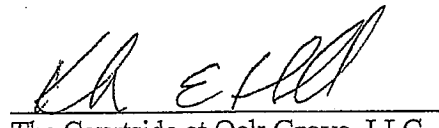
Witness No. 2

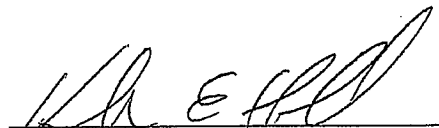
Witness No. 2

  
Witness No. 1

Witness No. 1

Witness No. 2

  
The Courtside at Oak Grove, LLC  
By: Kenneth E. Hall  
Its: Authorized Member

  
TowB Ventures, Ltd.  
By: Kenneth E. Hall  
Its: Authorized Officer

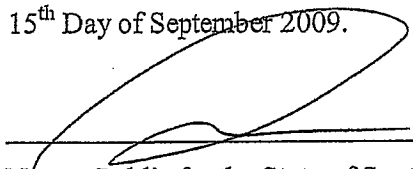
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

PERSONALLY appeared before me the undersigned witness, and made oath that (s)he saw the within named The Courtside at Oak Grove, LLC a South Carolina Limited Liability Company by its authorized Agent sign, seal with its seal, and as the act and deed of said Grantors, deliver the within instrument, and that (s)he with the other witness named above, witnessed the execution thereof.

  
Witnesseth

SWORN BEFORE ME THIS

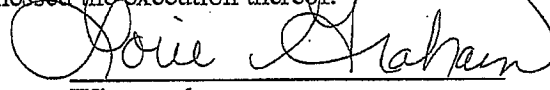
15<sup>th</sup> Day of September 2009.

  
\_\_\_\_\_  
Notary Public for the State of South Carolina

My Commission Expires: 1/30/16

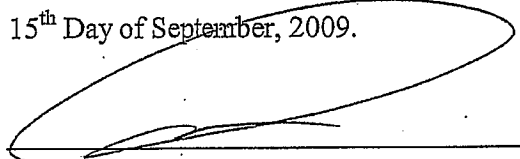
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

PERSONALLY appeared before me the undersigned witness, and made oath that (s)he saw the within named TowB Ventures, Ltd., by its authorized officer sign, seal with its seal, and as the act and deed of said Grantors, deliver the within instrument, and that (s)he with the other witness named above, witnessed the execution thereof.

  
\_\_\_\_\_  
Witnesseth

SWORN BEFORE ME THIS

15<sup>th</sup> Day of September, 2009.

  
\_\_\_\_\_  
Notary Public for the State of South Carolina

My Commission Expires: 1/30/16