

This Corrective Amendment is recorded to correct the Page # of the Restrictions in the 2nd paragraph from Page 630 to Page 634.

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PAGES: 5  
WICKI M. MCCARTHY - REGISTER OF DEEDS  
SUMTER COUNTY BY: K. McLeod

\*\*\*\*\*WHEREAS, this Amendment was previously filed with the Sumter County Register of Deeds on September 20, 2013 at Book 1194 Page 0041; and, WHEREAS, said Amendment contained an incorrect date of September 10, 2006 and, WHEREAS the date is herein below corrected to September 10, 2008. NOW THEREFORE, the Amendment is refiled to correct the same.

STATE OF SOUTH CAROLINA )  
COUNTY OF SUMTER )  
CORRECTIVE )  
AMENDMENT TO ARTICLE V )  
ARCHITECTURAL CONTROL )  
GARDEN GATE DECLARATION )  
VOLUME 762 at PAGE 634 )

FILED, RECORDED, INDEXED  
04/17/2014 09:26:15 AM  
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WICKI M. MCCARTHY - REGISTER OF DEEDS  
SUMTER COUNTY BY: K. McLeod

BOOK:1200 PAGE:003922

WHEREAS, DDD, LLC was the initial developer and declarant of the Garden Gate community in Sumter County, South Carolina; and,

WHEREAS, DDD, LLC provided certain covenants and conditions incorporated into its "DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS FOR GARDEN GATE" ( hereinafter "declaration") recorded January 12, 2000, in the Office of the Register of Deeds for Sumter County in Volume 762 at Page 634, which provides guidelines for development of the 136.34 acres of property purchased by DDD, LLC; and,

WHEREAS, DDD, LLC continued development of the Garden Gate Community until on or about June 2, 2006, when it transferred all its remaining undeveloped lots to B & C Properties of Sumter, LLC, by deed recorded in the Office of the Register of Deeds for Sumter County in Book 1031 Pat 247; and,

WHEREAS, the declaration provides, amongst its several Articles contained therein;

ARTICLE V ARCHITECTURAL CONTROL

*"An architectural review committee composed of two (2) or more, representatives if desired by the Declarant, appointed by the Declarant who must approve all such plans and specifications. The Architectural Review Committee members shall consist of Charles R. McCreight, AIA, Robert R. Dinkins, Stephen L. Dinkins and Langdon H. Dinkins and such successors, or additional members as they shall appoint." ; and,*

WHEREAS, the said Charles R. McCreight, AIA, Stephen L. Dinkins and Langdon H. Dinkins resigned from the Garden Gate Architectural Review Committee, by document recorded July 27, 2006 in the Office of Register of Deeds for Sumter County at

HANSON LAW FIRM  
6156 ST. ANDREWS RD SUITE 101  
COLUMBIA, SC 29212-3147

Book 1038 Page 431 leaving Robert R. Dinkins and C. M. Drakeford, Jr. as the members of the Architectural Review Committee; and,

WHEREAS, on September 10, 2008, DDD, LLC transferred "... all duties and responsibilities for the architectural review committee to Ronald E. Connor, managing partner for B & C Properties of Sumter LLC..." (see attached); and,

WHEREAS, ARTICLE V of the declaration further provides:

*As a matter of guidance, the Architectural Review Committee requires that the lot owners use the materials, ... as indicated on the attached exhibit "B", ...*

*Said list may only be modified by the Architectural Review Committee. It is expressly understood, however, that all materials, colors, design, location, landscaping, MUST have prior written approval of the Architectural Review Committee.*

NOW THEREFORE, pursuant to the power granted to the Architectural Review Committee by ARTICLE V of the DECLARATION OF PROTECTIVE COVENANTS FOR GARDEN GATE; the Architectural Review Committee hereby amends and modifies exhibit "B" attached to the declaration, to include the following building materials:

Brick  
Hanson  
Boral  
Triangle

Stone Accents

Windows  
Silverline  
MI. or Equal

Shingles  
25-30 year Architectural

Porches Only  
Standing seam metal

Cornice/Soffit  
Metal  
Vinyl

Elevation

Vinyl accent shake  
Vinyl Board and Batten

Foundation

Monolithic slab  
Minimum 12 inches above grade  
Stem wall slab with 12" minimum above Grade  
Crawl Space

Roof pitch

Main roof 6/12 minimum  
Porches will be variable pitch

Accents

Aluminum  
Vinyl  
Columns, rails, pickets  
Brick front  
Vinyl, sides and rear  
Rear garages: vinyl siding

Miscellaneous

Front and side lot  
Set backs to comply with  
County of Sumter requirements.  
No save tree survey

FURTHER, the Architectural Review Committee hereby grants to Great Southern Homes, Inc. the right to self govern the design of the Homes that it will build in the Garden Gate community and it shall not be required to submit plans to nor receive prior written approval from the Architectural Review Committee before beginning construction of a single family dwelling on any lot owned by Great Southern Homes, Inc. in the Garden Gate community.

WHEREFORE, having setout the hereinabove Amendments to Article V of the Declaration and reserving its right to further Amend Article V of the Declaration regarding ARCHITECTURAL CONTROL the undersigned, as the duly designated and authorized Architectural Review Committee does hereby set its hand and seal this 16th day of September, 2013.

Garden Gate Architectural  
Review Committee

Witnesseth:

Carolyn Jimenez  
Bill Mijel

by: Ronald E. Connor  
Ronald E. Connor  
Its Member

PROBATE

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF Sumter

Personally appeared before me the undersigned witness, who being duly sworn, says that he/she saw the within named Ronald E. Conner, the member of the Garden Gate Architectural Review Committee, sign, seal and deliver the within Amendment to Article V of the Declaration of Protective Covenants and Conditions for Garden Gate, and that he/she with the other signed witness, witnessed the execution thereof.

NUNC PRO TUNC  
SWORN TO BEFORE ME  
this ~~16th~~ day of ~~September, 2013~~  
~~24th~~ March, 2014

Carolyn Jimenez  
Witness

Bill Mijel  
Notary Public for South Carolina  
My Commission expires: 11/29/2015

September 10th 2008

TO: B&C PROPERTIES  
123 BROAD STREET  
SUMTER, SC 29150

DDD LLC, has sold all their remaining lots to B&C Properties of Sumter LLC and is therefore transferring all duties and responsibilities for the architectural review committee to Ronald E. Connor managing partner for B&C Properties Of Sumter LLC.

Sincerely,



Steve Dinkins