

roads to the homeowners association and the reservation of rights-of-way for ingress and egress (Deed Book 1692, Pages 23-25, Plat Book B-290, Pages 5, 6-7, Plat Book P-56, Page 247, Plat Book P-58, Page 224, Plat Book A-506, Page 4),;

WHEREAS, the Owner/Developer also transferred numerous lots in the Jocassee Ridge Subdivision by individual warranty deeds and included language in those individual warranty deeds subjecting the transferred lot or lots to the Covenants;

WHEREAS, for the most part at the time of transfer of the above-described individual lots, the purchaser and/or Owner/Developer recorded plats of survey describing each lot so transferred;

WHEREAS, not all of the warranty deeds transferring lots in the Jocassee Ridge Subdivision by individual warranty deed included language subjecting the transferred lots to the Covenants;

WHEREAS, the Owner/Developer did not record a Supplementary Declaration describing all additional real property that became and is subject to the Covenants as required by the Covenants; and

WHEREAS, the Owner/Developer seeks to adopt this Supplementary Declaration for Additional Property Subject to the Covenants and Restrictions for the Jocassee Ridge Subdivision to clarify and declare what additional real property, including lots, acreages, common areas, roadways, detention ponds, lake and spill way, easements, rights-of-way, and future development acreages are subject to the Covenants.

NOW KNOW ALL THAT THIS SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS FOR ADDITIONAL PROPERTY FOR JOCASSEE RIDGE SUBDIVISION, is hereby adopted, executed, and recorded with the Register of Deeds for Oconee County, South Carolina pursuant to Article I Section 1 of the Covenants to make the following Additional Real Property subject to the Covenants:

The Additional Real Property transferred by deed of McShire Associates, Inc. to the Town of Salem dated June 7, 2002, and recorded in Deed Book 1226, Pages 152 on July 1, 2002, shall be subject to the Covenants, said Additional Real Property being more particularly described and shown on the plat of survey for McShire Associates, Inc. by Stephen R. Edwards, PLS No. 19881, dated 05-06-2002, and recorded on July 1, 2002, in Plat Book A885, Page 2, which includes a tank site and an easement of right-of-way, ingress, egress, utility installation and maintenance.

The Additional Real Property described below and shown on the plats of survey for McShire Associates, Inc. by Stephen R. Edwards, PLS No. 19881, dated December 4, 2002, and revised October 8, 2008, and recorded on November 17, 2008, in Plat Book B290, Page 5 and Plat Book B290, Pages 6 and 7 (and on numerous plats of survey for the individual Lots), which includes, lots, common areas, roads, easements, and rights-of-way designated thereon as:

LOTS:

E-1A
 E-9 through E-12
 E-16 through 20
 E-23 through E-31

S-1 through S-26
 S-9A
 S-15A
 P/O S-26 & S-27
 S-27A
 S-28 through 30
 S-32 through S-56
 S-33A

N-1 through N-37
 N-9A
 N-9B
 N-26A
 N-35A.

COMMON AREAS**BOAT STORAGE:**

| | | |
|--------------------|----|---|
| | | +/- 2.154 AC |
| | A: | +/- 0.244 AC |
| (LAKE & SPILL WAY) | 1: | +/- 7.905 AC |
| | 2: | +/- 0.354 AC |
| | 3: | +/- 1.022 AC |
| | 4: | +/- 0.503 AC, (P/O LOTS 31 & 32 MEADOWWOOD SUBDIVISION) |
| | 5: | +/- 0.255 ± AC |
| | 6: | +/- 0.866 AC |

ROADS & R/W:

+13.322 AC

DEER POINT WAY
 JOCASSEE RIDGE WAY 50' R/W
 LAKE RIDGE COURT 50' R/W
 MEADOW VIEW WAY 50' R/W
 MOUNTAIN LAUREL DR
 MOUNTAIN MINT WAY
 PINE RIDGE WAY
 STONEY CREEK TRAIL 50' R/W
 STONE TERRACE WAY 40' R/W
 TAMASSEE RIDGE WAY 50' R/W

EASEMENTS/RIGHTS OF WAY:

20' R/W PER P.B. P-58/224

20' R/W PER P-56/247 & A506/4
10' ESMT. FOR INGRESS AND EGRESS AND UNDERGROUND CABLE
PLACEMENT PER P.B. B-64/8
20' ESMT RESERVED FOR ACCESS THROUGH COMMON AREA 3 PER D.B.
1692/23-25 AND P.B. B-290, Pages 5, 6-7
20' ESMT RESERVED FOR ACCESS THROUGH COMMON AREA 3 AND 4
PER D.B. 1692/23-25 AND P.B. B-290, Pages 5, 6-7.

The Additional Real Property shown and described on the survey for McShire Associates, Inc. by Stephen R. Edwards, PLS No. 19881, revised 11-11-2019, and recorded on January 31, 2020, in Plat Book B712, Pages 142, containing the Common Area, Detention Ponds, Roads and Rights of Way designated thereon as:

| | | |
|-------------------------------|------------|----------------------|
| <u>COMMON AREA</u> | 7: | +/- 0.172 AC |
| <u>DETENTION PONDS</u> | | |
| | #1: | +/- 0.283 AC |
| | #2: | +/- 0.338 AC |
| <u>ROAD – R/W</u> | | |
| JOCASSEE RIDGE WAY: | | +/- 3.067 AC. |

The Additional Real Property shown and described on the survey for McShire Associates, Inc. by Stephen R. Edwards, PLS No. 19881, revised 11-11-2019, and recorded on January 31, 2020, in Plat Book B712, Pages 344, containing the Common Area, Detention Ponds, Roads, and Future Development designated thereon as:

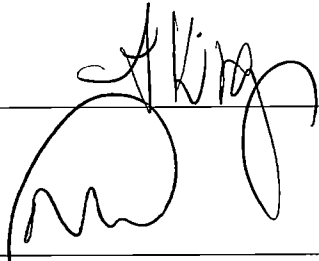
| | | |
|---|------------|---------------------|
| <u>COMMON AREAS</u> | 8: | +/- 0.072 AC |
| | 9: | +/- 3.47 AC |
| <u>DETENTION PONDS</u> | | |
| | #3: | +/- 2.045 AC |
| | #4: | +/- 0.183 AC |
| | #5: | +/- 0.206 AC |
| | #6: | +/- 0.697 AC |
| <u>ROADS</u> | | |
| STONE CREEK TRAIL, MOSSY TRAIL, AND HIDDEN BRANCH: | | +/- 3.99 AC |
| <u>FUTURE DEVELOPMENT:</u> | | +/- 50.93 AC |
| | | +/- 5.06 AC |
| | | +/- 3.99 AC. |

In the event that any of the above-described Lots, Common Property or Common Area, Roadways, Detention Ponds, Lakes, Easements, and/or Rights of Way or other property, whether described in the Covenants or on any of the above-named plats or deeds, have been or in the future are more particularly described in deeds or shown on plats recorded to accompany a deed transfer for a specific lot or lots, to transfer Common Property to the Association, or for other purposes described in the instruments thereto, then those plats shall be incorporated into this Supplementary Declaration and the descriptions thereon shall take precedence over the foregoing descriptions.

IN WITNESS HEREOF THE UNDERSIGNED SET HIS HAND AND SEAL THIS 17TH DAY OF JANUARY 2020.

IN THE PRESENCE OF:

BY: MCSHIRE ASSOCIATES, INC.

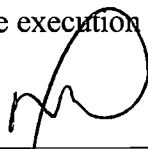



_____ **RICHARD SHIRLEY, PRESIDENT**

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)

ACKNOWLEDGMENT

The undersigned Notary Public certifies that the above-named Richard Shirley, President, McShire Associates, Inc., personally appeared this 17th day of January 2020, and acknowledged the due execution of the foregoing instrument.



Notary Public for South Carolina
My Commission expires: _____

ANDREW SMITH
S.C. Notary Public
My Commission Expires
May 15th, 2023

2020 JAN 31 P 3:51

FILED OCONEE COUNTY, SC
ANNA DAWSON
REGISTER OF DEEDS