

4 EAST LIBERTY STREET  
YORK, SC 29745

Client # 184608

FILED FOR RECORD 09/17/2004  
AT 11:11:34AM BDBK 06557 PAGE 00111  
David Hamilton - Clerk of Court  
York County Courthouse  
Instrument Number: 000203994

Prepared by and mail to:

May Green Properties  
104 Stone Village Drive  
Fort Mill, SC 29708

STATE OF SOUTH CAROLINA

COUNTY OF YORK

FIRST AMENDMENT TO DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR PATRICK PLACE

THIS FIRST AMENDMENT TO DECLARATION is made this 3rd day of September, 2004, by May Green Properties, hereinafter called "Declarant".

WHEREAS, Declarant recently caused to be recorded the Declaration of Covenants and Restrictions for Patrick Place, Section 1, recorded February 3, 2003, in Record Book 4992, page 262, Office of the Clerk of Court for York County; and a Supplemental Declaration of Covenants and Restrictions for Patrick Place, Section 2, recorded January 21, 2004, in Record Book 6001, page 248, Office of the Clerk of Court for York County, (hereinafter referred to the "Restrictions"; and

WHEREAS, Declarant presently owns more than two-thirds of the tracts subject to the Restrictions, and therefore has the power to modify or amend the covenants as set forth in Paragraph 18 of the Restrictions;

NOW, THEREFORE, Declarant hereby amends paragraph 6A of the Restrictions to:

- (a) add: All mailboxes and newspaper receptacles shall be uniform in size, style, material and color and shall conform to the specifications therefore prepared by Declarant. Each Owner shall be responsible for the cost of acquiring and installing the mailbox and newspaper receptacle.

NOW, THEREFORE, Declarant hereby amends paragraph 6B of the Restrictions to read as follows:

6. B. Walls and Fences:

No walls or fences shall be permitted between the rear wall of the dwelling and the street the dwelling faces. Walls or fences constructed on the property shall not be higher than six (6) feet and shall be constructed of wood, chain link (covered with colored vinyl, vinyl, ornamental wrought iron (both iron and aluminum), brick, stone, or concrete block with a stucco finish. A wire mesh fence may be used behind a

split rail fence, but may not be higher than the highest rail on the split rail fence and must be behind the front wall of the dwelling.

NOW, THEREFORE, Declarant hereby amends paragraph 14 of the Restrictions to read as follows:

14. No tractor-trailer rigs, backhoes, bulldozers, tanker trucks, other construction equipment (as a unit or the individual components thereof), buses, or heavy commercial vehicles shall be parked or stored on any tract, except in the normal course of making deliveries or providing services to the tract. Any recreational vehicle, boat, trailer or camper trailer, and any vehicle with a business name or advertisement printed on any surface must be parked in a garage. Small utility trailers, such as those used for landscaping, must be parked so as to be screened from view of the street and adjoining lots.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be signed this 3rd day of September, 2004.

Signed and sealed in the presence of:

Thomas F. Smith  
Witness

May Green Properties

by: [Signature]  
Member/Manager

Treva G. McCain  
Witness

STATE OF SOUTH CAROLINA

COUNTY OF YORK

PERSONALLY appeared before me Thomas F. Smith  
and made oath that he saw the within named Timothy E. Smith  
sign, seal, and as his act and deed deliver the within named Declaration, and that he with  
Treva G. McCain witnessed the execution thereof.

SWORN to before me this 3rd day of September, 2004.

[Signature]  
Witness

Treva G. McCain  
Notary Public of N.C.  
My commission expires: 3-25-2009



BRADFORD & BRADFORD, PA  
4 EAST LIBERTY STREET  
YORK, SC 29745

Client # 1846.08

Prepared by and mail to:

May Green Properties  
4035 Hands Mill Hwy  
York, SC 29745

FILED FOR RECORD 12/14/2005  
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STATE OF SOUTH CAROLINA

COUNTY OF YORK

SECOND SUPPLEMENTAL DECLARATION  
OF  
COVENANTS AND RESTRICTIONS  
FOR  
PATRICK PLACE  
Tracts 9-17, 21-36, & 68

THIS SECOND SUPPLEMENTAL DECLARATION is made this 12th day of December, 2005, by May Green Properties, LLC, hereinafter called "Declarant".

WHEREAS, Declarant recently caused to be recorded the Declaration of Covenants and Restrictions for Patrick Place, Section 1, recorded February 3, 2003, in Record Book 4992, page 262, Office of the Clerk of Court for York County; a Supplemental Declaration of Covenants and Restrictions for Patrick Place, Section 2, recorded January 21, 2004, in Record Book 6001, page 248, Office of the Clerk of Court for York County; and a First Amendment to Declaration of Covenants and Restrictions for Patrick Place, recorded September 17, 2005, in Record Book 6557, page 111, Office of the Clerk of Court for York County, hereinafter referred to the "Restrictions"; and

NOW, THEREFORE, in consideration of the premises, the Declarant hereby declares all property described on the Plat of Patrick Place, Tracts 9-17, 21-36, & 68, recorded in Plat Book D-52, page 4, Office of the Clerk of Court for York County, which is incorporated herein by reference, and that such property shall be held, transferred, sold, conveyed, occupied and used subject to the Restrictive Covenants, and that they be construed as covenants running with the land which shall be binding on all parties having or acquiring right, title or interest in the described property, or any part thereof, which shall inure to the benefit of each owner thereof, for and during the time specified therein.

NOW, THEREFORE, Declarant hereby amends paragraph 3 of the Restrictions to:

3. No building shall be constructed nearer than ten (10) feet to any side property line, nor any nearer than thirty-five (35) feet to the front property line, nor any nearer than twenty-five (25) feet to the rear property line. The Declarant reserves the right to grant minor variances (up to 10% of the required setback) to the setback lines if in

its sole judgment the variance is warranted due to hardships because of special circumstances attributed to the specific tract.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be signed this 12th day of December, 2005.

Signed and sealed in the presence of:

[Signature]  
Witness

[Signature]  
Witness

May Green Properties

by: [Signature]  
Member/Manager

STATE OF SOUTH CAROLINA

COUNTY OF YORK

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named May Green Properties, LLC by its Member/Manager sign, seal, and as his act and deed deliver the within written instrument for the uses and purposes therein mentioned, and that (s)he with the other witness above-named witnessed the execution thereof.

SWORN to before me this 12th day of December, 2005.

[Signature]  
Notary Public of N.C.  
My commission expires: 3-25-2009

[Signature]  
Witness

PL

Prepared by and mail to:

Halford, Niemiec & Freeman, LLP  
J. Cameron Halford, Esq.  
238 Rockmont Drive  
Fort Mill, South Carolina 29708

201100144602  
Filed for Record in  
YORK COUNTY, SC  
DAVID HAMILTON, CLERK OF COURTS  
09-12-2011 At 09:35 am.  
RESTR COVEN 10.00  
OR Vol 12153 Page 172 - 174

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF YORK )

**THIRD AMENDMENT TO DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR PATRICK PLACE**

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF PATRICK PLACE SUBDIVISION is made this \_\_\_ day of September, 2011, by Patrick Place Place Home Owners Association, Inc., by and through its board of directors, hereinafter called "Declarant" :

WHEREAS, Patrick Place subdivision is a restricted community with Covenants and Restrictions, including all Amendments thereto, published with the York County Office of the Clerk of Court, as originally set forth in Book 4992 page 262; and

WHEREAS, the Declarant pursuant to Article IX "Powers and Duties", Section 1.(a) of Bylaws governing Patrick Place Property Owners Association, Inc., as successor to Developer May Green Properties, LLC, is empowered and authorized to adopt and publish rules and regulations governing the use of the Common Areas and other facilities provided for the common use and benefit of Association members, and

WHEREAS, pursuant to a meeting held by a quorum of officers on September 8, 2011 it was the unanimous vote of the board of the home owners association to cause to be filed a Third Amendment to the Restrictions and Covenants for Patrick Place; and

WHEREAS, the board pursuant to authority granted unto the board of the home owners association by virtue of the Declarations, Covenants, Restrictions and Bylaws deem it desirable and in the best interest of the members to Amend the Declarations for the following purposes:

1. To allow fences to be forward of rear wall, but not further than one third (1/3) of the length of the wall.
2. To exclude chain link fences subsequent to the filing of these Amendments.





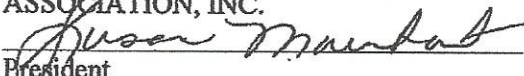
NOW THEREFORE, Declarant hereby amends paragraph 6.B "Walls and Fences" as found in the First Amendment to Declaration of Covenants and Restrictions, as recorded in Book 6557 page 111 in the records of the Clerk of Court for York County, as follows:

Section 6.B

No walls or fences shall be permitted between one-third forward of the rear wall of the dwelling and the street the dwelling faces. Walls or fences constructed on the property shall not be higher than six (6) feet and shall be constructed of wood, vinyl, ornamental wrought iron (both iron and aluminum), brick, stone, or concrete block with stucco finish. A wire mesh fence may be used behind a split rail fence, but may not be higher than the highest rail on the split rail fence.

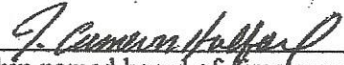

IN WITNESS WHEREOF, the Declarant by and through its officers and board of directors has caused this Amended Declaration to be signed this 8<sup>th</sup> day of September, 2011.

  
Witness #1  
  
Witness #2 (notary public)


PATRICK PLACE PROPERTY OWNERS  
ASSOCIATION, INC.  
  
President

STATE OF SOUTH CAROLINA )  
                                          )  
COUNTY OF YORK          )


ACKNOWLEDGEMENT

PERSONALLY appeared before me  (witness #1 above) and made oath that they saw the within named board of directors sign, seal, and as the act and deed of the Patrick Place Property Owners Association, Inc. deliver the within named Amendment to Declarations and Restrictive Covenants, and that he with  (witness #2 or notary public) witnessed the execution thereof for the purposes described within the Amended Declaration.

SWORN to me this 9th day of September, 2011.

  
Witness

SWORN to before me this 9th day of September, 2011.

  
Notary Public for South Carolina  
My Commission Expires: 4/1/8/21

**RESOLUTION OF  
PATRICK PLACE PROPERTY OWNERS  
ASSOCIATION, INC.**

Action Taken At A Full Meeting of the Board of Directors  
September 8, 2011

WHEREAS, at a duly called meeting of the board of directors of Patrick Place Property Owners Association, Inc. held September 8, 2011 the Association, by and through its duly elected board of directors, assembled with a quorum present, did vote to Amend Section 6.B of the Declaration of Covenants and Restrictions of Patrick Place Subdivision; and

WHEREAS, the proposed Amendment was chaired and put to the board by Susan Mainhart, President, second by James Dennis, and having been unanimously adopted by the board of directors' vote:

NOW THEREFORE, the board of directors for Patrick Place Property Owners Association, Inc. hereby authorizes Susan Mainhart name to engage legal counsel for the purposes expressed above, and to cause to be filed with the records of York County all necessary documents to effect the objectives of this Resolution as duly adopted on September 8, 2011.

PATRICK PLACE PROPERTY  
OWNERS ASSOCIATION, INC.

By: Susan Mainhart  
Its: President

James Dennis  
witness  
[Signature]  
witness

STATE OF SOUTH CAROLINA

YORK COUNTY

SUPPLEMENTAL DECLARATION  
OF  
COVENANTS AND RESTRICTIONS  
FOR  
PATRICK PLACE, SECTION 2

WHEREAS, MAY GREEN PROPERTIES, LLC, hereinafter called the "Declarant", filed a Declaration of Covenants and Restrictions for Patrick Place, Section 1 (hereinafter called the "original Declaration") in record book 4992, Page 262, on February 3, 2003.

NOW, THEREFORE, in consideration of the premises, the Declarant hereby declares all property described on the Plat of Patrick Place, Section 2, recorded in Plat Book C-246, Page 10, be made subject to the Restrictive Covenants in Record Book 4992, Page 262, which is incorporated herein by reference, and that such property shall be held, transferred, sold, conveyed, occupied and used subject to the Restrictive Covenants, and that they be construed as covenants running with the land which shall be binding on all parties having or acquiring right, title or interest in the described property, or any part thereof, which shall inure to the benefit of each owner thereof, for and during the time specified therein.

WHEREFORE, the Declarant has set its hand and seal this 20<sup>th</sup> day of January, 2004.

Signed in the presence of:

James F. Smith  
Witness

Drewa B. McQueen  
Witness

May Green Properties, LLC

by: David S. Smith  
Member/Manager



STATE OF SOUTH CAROLINA

COUNTY OF YORK

PERSONALLY appeared before me Thomas F. Smith and made oath that he saw the within named Timothy E Smith sign, seal, and as his act and deed deliver the within named Declaration, and that he with Treva G. McCain witnessed the execution thereof.

SWORN to before me this 20<sup>th</sup> day of January, 2004.

Thomas F. Smith  
Witness

Treva G. McCain  
Notary Public of North Carolina  
My commission expires: March 25, 2004