

STATE OF SOUTH CAROLINA)
COUNTY OF MARLBORO)

MODIFICATION OF POND AND
DAM MAINTENANCE AGREEMENT
AND RESTRICTIVE COVENANTS

WHEREAS, Dembosky Holdings, LLC is presently the owner in fee simple of those certain pieces, parcels or lots of land designated "Perice Pond" referenced in that certain "Pond and Dam Maintenance Agreement and Restrictive Covenants" dated August 3d, 2006 and recorded August 8th, 2006 in Deed Book 513, page 257 in the Office of the Clerk of Court for Marlboro County, South Carolina.

WHEREAS, Dembosky Holdings, LLC does wish to amend said Agreement and Covenants and does hereby amend said Agreement and Covenants as to the properties described in the attached Exhibit "A" as follows:

Paragraph #11 is hereby deleted and replaced by the following:

"#11 No dwelling having a floor area of the main structure exclusive of open and garages shall be less than 1500 heated square feet."

All other terms, conditions and provisions remain unchanged.

IN WITNESS WHEREOF, the parties hereto have entered into this Modification Agreement as of the day and year first above written.

WITNESSES:

[Handwritten signature]
[Handwritten signature]

DEMBOSKY HOLDINGS, LLC

BY: *[Handwritten signature]* (L.S.)
Name: *[Handwritten name]*
Title: *[Handwritten title]*

STATE OF SOUTH CAROLINA)
COUNTY OF MARLBORO)

ACKNOWLEDGEMENT

I, *[Handwritten name]* (Notary, print name), a notary public for said state, do hereby certify that the within filmed Dembosky Holdings, LLC, its duly authorized member/manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 7th day of June, 2010.


Doc ID: 000246080002 Type: LAM
Kind: DEED
Recorded: 06/07/2010 at 04:13:38 PM
Fee Amt: \$10.00 Page 1 of 2
Revenue Tax: \$0.00
Inst # 201000002824
Marlboro County, South Carolina
William B Funderburk, Clerk of Court
EK576 PG156-157

[Handwritten signature]
Notary Public for SC
My Commission Expires: 7/21/13

MARLBORO COUNTY
EX 30 150
ASSESSOR'S ID:
028-00-112-020

EXHIBIT "A"

(Better Description is needed to describe the pond area only)

All of that certain piece, parcel or tract of land together with the improvements thereon located lying and being situated in Marlboro County, South Carolina, containing 182.72 acres, more or less, and being more particularly shown and delineated on plat entitled, "Plat of Pence Tract" made by John M. Jackson, III, P. L. S., dated 9 May, 2005, which plat is recorded in Plat Cabinet A, Slide 100, page 5 in the Office of the Clerk of Court for Marlboro County, South Carolina.

As shown on the above plat, said tract is bounded generally as follows: On the North by tract owned now or formerly by the Dorothy Adams Revocable Trust and by a dirt road which separates the tract being conveyed from other lands owned now or formerly by the Estate of Elizabeth Pence; on the East by dirt road which separates the tract being conveyed from other lands owned now or formerly by Estate of Elizabeth Pence; on the South by a State Road known as Academy Road; and on the West by a tract owned now or formerly by John McQueen.

For a more complete description of said tract, reference, is craved to aforementioned plat which

LESS, HOWEVER, those certain lots of land together with improvements thereon, shown and designated as Lots "A" and "B" and "C" conveyed to John Dorsey and Deborah G. Howell by deed of Dembosky Holdings, I.I.C dated August 3, 2006 and recorded in Deed Book 513, Page 260 in the office of the Clerk of Court for Marlboro County, S.C.

Being a portion of Marlboro County Tax Map Parcel Number 028-00-02-020 and portions of Marlboro County Tax Map Numbers 028-00-02-019, 22-01-02-27 and 22-01-02-029.

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