



After recording, please return to:

Please cross-reference to:

Declaration: BP0846 at Page 099

Brian A. Hellman
Hellman Yates & Tisdale
105 Broad Street, Third Floor
Charleston, SC 29401

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
THE PRESERVE II AT FENWICK HALL
AND
PROVISIONS FOR AND BY-LAWS OF
THE PRESERVE II AT FENWICK HALL PROPERTY OWNERS
ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO DECLARATION is made this 21st day of January 2020 by 1776, LLC (a South Carolina limited liability company), hereinafter referred to as the "Declarant."

WHEREAS, Declarant made a Declaration of Covenants and Restrictions for The Preserve II at Fenwick Hall and Provisions for and By-Laws of The Preserve at Fenwick Hall Property Owners Association, Inc. (the "Declaration"), which was recorded on December 12, 2019 at BP 0846 at Page 099 with the Charleston County ROD Office;

WHEREAS, Section 4.03 (Board of Directors) of the Declaration provides that the Board of Directors initially consists of three (3) members; and

WHEREAS, Declarant desires to increase the Board of Directors to five (5) members.

NOW THEREFORE, pursuant to the power reserved to Declarant under the Declaration, Declarant hereby amends the Declaration as follows:

1. The first sentence of the first paragraph of Section 4.03 (Board of Directors) of the Declaration is deleted, and the following sentence is substituted:

The Association shall be governed by a Board of Directors, which shall initially consist of five (5) members.

2. The First Amendment to Declaration shall be construed and interpreted in accordance with, and governed by, the laws of the State of South Carolina. Should any provision herein conflict with such applicable law, such conflict shall be severed from this Declaration and shall not affect the validity of any non-conflicting provision of this First Amendment to Declaration.

Except as set forth in this First Amendment to Declaration, the Declaration shall remain in full force and effect.

IN WITNESS THEREOF, the Declarant has set its hand and seal hereto as follows:

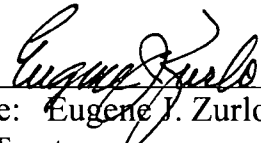
ASSIGNEE

1776, LLC, a South Carolina limited liability company

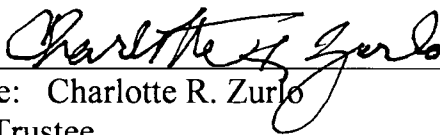
By: The Eugene Zurlo Living Trust
Dated December 11, 1997
Its: Member

WITNESSES:



By: 
Name: Eugene J. Zurlo
Its: Trustee

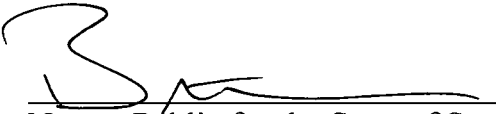


By: 
Name: Charlotte R. Zurlo
Its: Trustee

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by Eugene J. Zurlo and Charlotte R. Zurlo this 21st day of January 2020.



(SEAL)
Notary Public for the State of South Carolina
My commission expires: 5/20/24

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