

After recording, please return to:

Please cross-reference to Declaration recorded at:

Gray B. Taylor
 Buist Byars Pearce & Taylor, LLC
 1051 Chuck Dawley Blvd.
 Mount Pleasant, SC 29464

Book V390, Page 247

STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON)

**SECOND SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS
 FOR
 FENWICK HALL PLANTATION**

THIS SUPPLEMENTAL DECLARATION is made this 29th day of April, 2005, by Penny Creek Associates, L.L.C., a South Carolina limited liability company, hereinafter referred to as the "Declarant."

WHEREAS, the Declarant executed and filed that certain Declaration of Covenants and Restrictions for Fenwick Hall Plantation and Provisions for and By-Laws of the Fenwick Hall Plantation Property Owners Association, Inc., which was recorded in the RMC Office for Charleston County, South Carolina on December 12, 2001, in Book V390, Page 247 (the "Declaration"); and

WHEREAS, pursuant to the terms of Article IX, Section 9.02 of the Declaration, the Declarant may amend the Declaration at any time, by written instrument duly recorded in the RMC Office for Charleston County, with or without the prior consent or approval of any Owner or mortgagee holding a lien on any Lot or Parcel; and

WHEREAS, a sub-association has been created to further govern and control the residential development known as The Preserve at Fenwick Hall; and

WHEREAS, Epic Development Group, LLC, as developer of The Preserve at Fenwick Hall has imposed upon the property described in Exhibit A hereto that certain "Declaration of Covenants and Restrictions for The Preserve at Fenwick Hall and Provisions for and By-laws of The Preserve at Fenwick Hall Property Owners Association, Inc." which contains provisions for the establishment of the Preserve at Fenwick Hall Architectural Review Board; and

WHEREAS, the Declarant desires to transfer architectural review rights over the property described in Exhibit A from the Fenwick Hall Plantation Architectural Review Board to the Preserve at Fenwick Hall Architectural Review Board; and


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

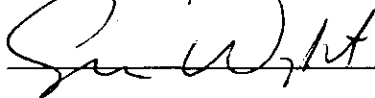
1. The Declarant's architectural review rights, and all authority of the Fenwick Hall Plantation Architectural Review Board shall be delegated to the Preserve at Fenwick Hall Architectural Review Board for the purposes of reviewing plans and approving or denying any proposed improvements to any Lot or Parcel located within the property described in Exhibit "A" to this Amendment.

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

IN WITNESS WHEREOF, the Declarant has set its hand and seal hereto on the date first written above.

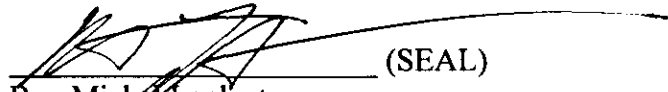
WITNESSES:





DECLARANT:

Penny Creek Associates, L.L.C., a South Carolina limited liability company

 (SEAL)
By: Michel Laplante
Its: Manager

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by Penny Creek Associates, L.L.C., by Michel Laplante, its Manager, this 29th day of April, 2005.


 (SEAL)
Notary Public for the State of South Carolina
My commission expires: 10/16/07

Exhibit "A"

All that certain piece, parcel or lot of land, situate lying and being in the City of Charleston, Charleston County, South Carolina, and more particularly described as "LOT 1" on a plat prepared by GPA Professional Land Surveyors, David L. Gray, SCPLS No. 12639 entitled "SUBDIVISION PLAT SHOWING THE SUBDIVISION OF TMS# 346-00-00-002 TO CREATE NEW LOTS 1, 2, 3, AND RESIDUAL THE PRESERVE AT FENWICK PLANTATION OWNED BY PENNY CREEK ASSOCIATES, LLC" dated April 12, 2005 and recorded April 26, 2005 in Plat Book EH, page 884 in the RMC Office for Charleston County, South Carolina.

TMS# 346-00-00-002 (portion)

BK T535PG512

CISA & DODDS, LLP
622 JOHNNIE DODDS BLVD.
MT. PLEASANT, SC 29464

FILED

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CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

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