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STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

DECLARATION AND RESERVATION
OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS that WILD DUNES ASSOCIATES, being the owner of premises over which the easements hereinafter described pass, declares and reserves unto itself, its successors and assigns, the easements hereinafter described for the uses and purposes set forth herein.

(1) A permanent, transmissible non-exclusive easement forty (40') feet in width located adjacent to the bulkhead lying on the south side of Morgan Creek all as is more fully shown on a plat entitled "Plat of Tract 'F', Block 'F', Wild Dunes Beach and Racquet Club, City of Isle of Palms, Charleston County, South Carolina", prepared by Joel P. Porcher dated July 23, 1984 and recorded in the R.M.C. Office for Charleston County in Plat Book BB at Page 82.

The purpose of the said easement is to allow Wild Dunes Associates, its successors and assigns, from time to time to maintain, repair, and replace the bulkhead shown on said plat and the pilings, cables, anchors, beams, bolts and other devices used to support the bulkhead.

No permanent structures, buildings, or other improvements shall be placed or maintained within the easement area without the prior written consent of Wild Dunes Associates, its successors and assigns.

Wild Dunes Associates reserves the right to transfer the above described easement or any portion thereof to Morgan Creek Harbor Association, its successors and assigns, but shall not be obligated hereby to do so.

(2) A permanent, transmissible, non-exclusive easement forty (40') feet in width located adjacent to the bulkhead lying on the south side

Exhibit C

of Morgan Creek all as is more fully shown on a plat entitled "Plat of Tract 'F', Block 'F', Wild Dunes Beach and Racquet Club, City of Palms, Palms, Charleston County, South Carolina", prepared by Joel P. Forcher dated July 23, 1984 and recorded in the R.M.C. Office for Charleston County in Plat Book BB at Page 82.

The purpose of said easement is to allow Wild Dunes Associates, its successors and assigns, to have access ingress and egress on foot and by vehicles to and from other lands owned by Wild Dunes Associates to the east and west of Tract "F", Block "F" and to the docks and boat slips now existing or hereinafter constructed in Morgan Creek Harbor and shall run with said lands. Vehicles allowed on the easement shall be restricted to maintenance and service vehicles, golf carts and bicycles.

Wild Dunes Associates reserves the right to transfer the above described easement or any portion thereof to Morgan Creek Harbor Association, its successors and assigns, but shall not be obligated hereby to do so.

(3) A permanent, transmissible, non-exclusive easement forty (40') feet in width located adjacent to the bulkhead lying on the south side of Morgan Creek all as is more fully shown on a plat entitled "Plat of Tract 'F', Block 'F', Wild Dunes Beach and Racquet Club, Palms, Charleston County, South Carolina", prepared by Joel P. Forcher dated July 23, 1984 and recorded in the R.M.C. Office for Charleston County in Plat Book BB at Page 82.

The purpose of this said easement is to allow Wild Dunes Associates, its successors and assigns, to grant utility easements in, on, over and under the said forty (40') foot strip and to install, maintain, operate and use wires, cables, switches, receptacles, drainage

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ways, sewers, irrigation lines, pumping stations, tanks, water mains and other suitable equipment for the conveyance, transmission or use of data communications, electricity, gas, sewer, water, drainage or other utilities.

Wild Dunes Associates reserves the right to transfer the above easement or any portion thereof to Morgan Creek Harbor Association, its successors and assigns or any public or private utility company or companies but shall not be obligated hereby to do so.

The easements herein declared and reserved non-exclusive, commercial easements in gross and essentially necessary for the use and benefit of other lands of Wild Dunes Associates lying to the east and west of Tract "F", Block "F", and shall run with said lands.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 17th day of August, 1984.

WITNESSES:

Laura A. Hunt
Henry B. Finkelman

WILD DUNES ASSOCIATES, a South
Carolina General Partnership

By: *David L. Williams*

Its Partner

By: *Henry L. Holiday, Jr.*

Its Partner

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STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON:)

PERSONALLY appeared before me Lewis S. Horton who,
being duly sworn, deposes and says that he/she saw WILD CONES
ASSOCIATES, by David Henry Lucas, its partner, and by
Henry L. Holliday, III, its partner, sign, seal and, as
its act and deed, deliver the within written Declaration and Reservation
of Easements, and that he/she with Henry B. Fishburne, Jr.
witnessed the execution thereof.

Lewis S. Horton

SWORN TO before me this
17TH day of August, 1984.

Henry B. Fishburne, Jr.
Notary Public for South Carolina
My Commission Expires: 12/20/86

EX B 40 3619

FILED, INDEXED & RECORDED

B140-615

1984 Sep 14 11:00

REC'D DEPT. OF REVENUE
CHARLESTON, S.C.

Recorded this 14th day of Sept 1984
~~On Property Record~~

Pauline S. Hoyer

Auditor Charleston County