STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS OF THE MORGAN PLACE PROPERTY OWNERS ASSOCIATION, INC.

THIS Supplemental Declaration made this AT day of October, 1987, by Wild Dunes Associates, a South Carolina General Partnership (hereinafter called "Declarant") and with the consent of Morgan Place Property Owners Association, Inc. (hereinafter called "Association").

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WITNESSETH:

WHEREAS, the Declarant and the Association, by "Declaration of Covenants and Restrictions of the Morgan Place Property Owners Association, Inc." dated July 13, 1987, recorded in the R.M.C. Office for Charleston County on July 13, 1987 in Book W-166, Page 343, made certain properties on the Isle of Palms, Charleston County, South Carolina, subject to the aforesaid Declaration (the "Declaration"); and

WHEREAS Article II, Section 2 of the aforesaid Declaration provides, in relevant part, that during the period of development (extending to January 1, 2007), the Declarant, its successors and assigns, shall have the right, withdut further consent of the Association, to bring within the plan and operation of the Declaration any property which is contigious or nearly contigious to the Properties previously subjected to the Declaration, said additions to be made by filing a Supplementary Declaration with respect to the said additional property, and that any Supplementary Declaration adding additional property may contain such complimentary additions and/or modifications of the covenants and restrictions contained in the Declaration as may be necessary or convenient, in the sole judgment of the Declarant, to reflect the different character, if any, of the additional property and as are not inconsistent with the plan of the Declaration; and

WHEREAS, Declarant, with the consent of the Association, now wishes to bring Additional Property within the plan and operation of the Declaration and to submit said Additional Property to the following complimentary additions and/or modifications of the covenants and restrictions contained in the Declaration, as amended by this Supplemental Declaration, now therefore

KNOW ALL MEN BY THESE PRESENTS THAT the Declarant, with the consent of the Association, hereby declares that the real property described in Exhibit "A" attached hereto, pursuant to Article II, Section 2 of the "Declaration of Covenants and Restrictions of the Morgan Place Property Owners Association, Inc." dated July 13, 1987, recorded in the R.M.C. Office for

Charleston County on July 13, 1987 in Book W-166, Page 343, is and shall be held, transferred, sold, conveyed, given, donated, leased and occupied subject to said Declaration, as amended by this Supplemental Declaration, and shall be held, transferred, sold, conveyed, given, donated, leased and occupied subject to the following complimentary additional covenants, restrictions, conditions, easements and affirmative obligations:

- 1. Definitions. The words used in this Supplemental Declaration, unless the context shall clearly indicate otherwise, shall have the same meanings as set forth in the original Declaration.
- 2. Membership Classifications and Voting Rights. The owners of Lots 42-46, Tract F, Block G, as more particularly shown on the plat described in Exhibit "A" attached hereto, shall be Type A Members as more particularly set forth in the Declaration. The owners of Lots 22, 23 and 28-41, Tract F, Block G, as more particularly shown on the plat described in Exhibit "A" attached hereto, shall be Type B Members as more particularly set forth in the Declaration.
- Ownership and Maintenance of Docks. The owners of Lots 42-46, Tract F, Block G, as more particularly shown on the plat described in Exhibit "A" attached hereto, shall own and maintain any private docking facilities and walkways attached to their lots in accordance with the provisions of Article IV, Section 3 of the Declaration.
- Architectural Control; Siting. Notwithstanding the provisions of Article VI, Section 2 of the Declaration. each building constructed on Lots 42-46, Tract F, Block G, shall be situated no less than three (3') feet from the easternmost side lot line and no less than seven (7') feet from the westernmost side lot line of each lot, as shown on the plat described in Exhibit "A" attached hereto. The Declarant or ARB shall have the right to waive such specific set back requirements where in its judgment, such waiver is in the best interest of the Development.
- 5. Forty (40') Foot Bulkhead Easement. Lots 42-46, Tract F, Block G, as more particularly shown on the Plat described in Exhibit "A" attached hereto, shall be subject to the forty (40') foot bulkhead and dock maintenance, ingress/egress and utility easement as more particularly set forth in the Declaration and as shown on said Plat.

IN WITNESS WHEREOF, the Declarent and the Association have caused this instrument to be executed the day and year first above written.

WITNESSES:

Mencen Gordon

WILD DUNES ASSOCIATES, A South Carolina General Partnership

Noel D. Thorn, its

Partner

Maneer Godon Dany on Mysick MORGAN PLACE PROPERTY OWNERS ASSOCIATION, INC.

Noel D. Thorn, its

President

By: Brian F. Kernaghan its Secretary STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON

PERSONALLY appeared before me Maures Coros and made oath that (s)he saw the within Wild Dunes Associates. a South Carolina General Partnership, by Noel D. Thorn, its Partner, sign, seal and as its act and deed, deliver the within written instrument and that (s)he with Many of Markey witnessed the execution thereof.

Maureen Borlow

SWORN to before me this 274 day of October, 1987.

Notary Public for South Carolina
My Commission Expires: 4:4:4

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON

PERSONALLY appeared before me Maureen Seron and made oath that (s)he saw the within Wild Dunes Associates. a South Carolina General Partnership, by Noel D. Thorn, its Partner, sign, seal and as its act and deed, deliver the within written instrument and that (s)he with Myrick witnessed the execution thereof.

Maureen Borlow

SWORN to before me this 274, day of October, 1987.

Notary Public for South Carolina
My Commission Expires: 4/.9/49

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON

PERSONALLY appeared before me MAUREN CROSS
and made oath that (s)he saw the within Morgan Place Property
Owners Association, Inc., by Noel D. Thorn, its President and
Brian F. Kernaghan, its Secretary, sign, seal and as its act
and deed, deliver the within written instrument and that (s)he
with Minus Market M

neuren borlow

SWORN to before me this (7) day of October, 1987.

Notary Public for South Carolina
My Commission Expires: 3,789

EXHIBIT "A"

PROPERTY DESCRIPTION

ALL those certain pieces, parcels or lots of land situate. lying and being on the Isle of Palms, Charleston County, South Carolina, known and designated as Lots 1-18, Tract F, Block G, on a plat entitled "Conditional Plat Showing Subdivision of Tract F, Block G, Parcel I, Lots 1-18, Wild Dunes, City of Isle of Palms, Charleston County, South Carolina" prepared by William Porcher, Land Surveyor, S.C. Reg. No. 7407, dated February 9, 1987, said plat being duly recorded in the R.M.C. Office for Charleston County in Plat Book BM, Page 78; the said lots having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully appear.