

STATE OF SOUTH CAROLINA )  
 ) ASSIGNMENT OF BOAT SLIPS  
 COUNTY OF CHARLESTON )

THIS ASSIGNMENT made and entered into this 14<sup>th</sup> day of December, 1987, by Morgan Place Property Owners Association, Inc., (the "Association") and Wild Dunes Associates, a South Carolina General Partnership, (the "Declarant").

W I T N E S S E T H:

WHEREAS 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 (the "Declaration"), the Declarant subjected certain properties to the plan and operation of the Morgan Place Property Owners Association; and

WHEREAS said Declaration was subsequently supplemented by Supplemental Declaration of Covenants and Restrictions of the Morgan Place Property Owners Association, Inc. dated October 27, 1987, recorded in the R.M.C. Office for Charleston County on October 28, 1987 in Book Z-169, Page 814 and was further supplemented by Supplemental Declaration of Covenants and Restrictic's of the Morgan Place Property Owners Association, Inc. dated December 9, 1987, recorded in the R.M.C. Office for Charleston County in Book A-271, Page 54; and

WHEREAS pursuant to Article IV, Section 4 of the aforesaid Declaration, as supplemented, the Declarant reserved the right, but not the obligation, to construct a "Mediterranean" Style dock or other dock facility to be located in Morgan Creek Harbor in the area west of Lot 18, Tract F, Block G and adjacent, in part, to Tract F, Block F and a portion of Tract F, Block G, Wild Dunes, as more particularly set forth in the Declaration; and

WHEREAS said Declaration provides that all boat slip assignments shall be made by the Board of Directors of the Association; and

WHEREAS the Association, by proper action of its Board of Directors at a meeting duly called and held, now wishes to make boat slip assignments as described hereinbelow, now therefore

KNOW ALL MEN BY THESE PRESENTS that the Association, upon proper action of its Board of Directors at a meeting duly called and held, hereby makes the following boat slip assignments:

| <u>Boat Slip No.</u> | <u>Tract F, Block C</u><br><u>Lot No.</u> |
|----------------------|-------------------------------------------|
| 1                    | reserved                                  |
| 2                    | 21                                        |
| 3                    | 22                                        |
| 4                    | 23                                        |
| 5                    | 24                                        |
| 6                    | 25                                        |
| 7                    | 68                                        |
| 8                    | 41                                        |
| 9                    | 28                                        |
| 10                   | 27                                        |
| 11                   | 26                                        |
| 12                   | 30                                        |
| 13                   | 31                                        |
| 14                   | 32                                        |
| 15                   | 33                                        |
| 16                   | 34                                        |
| 17                   | 35                                        |
| 18                   | 36                                        |
| 19                   | 37                                        |
| 20                   | 38                                        |
| 21                   | 39                                        |
| 22                   | 40                                        |
| 23                   | 29                                        |
| 24                   | 47                                        |

The foregoing assignments are more particularly shown on the Exhibit attached hereto marked Exhibit "A" and incorporated herein by reference.

The within Assignment shall be subject to all covenants and restrictions contained in the Declaration, as amended by the Supplemental Declarations described hereinabove, and shall be subject to the Declaration of Covenants and Restrictions for the Morgan Creek Harbor Association dated July 12, 1984, recorded in the R.M.C. Office for Charleston County in Book R-138, Page 133, as supplemented by Supplemental Declaration and Amendment of Covenants and Restrictions of the Morgan Creek Harbor Association dated July 13, 1987, recorded in the R.M.C. Office for Charleston County on July 13, 1987 in Book W-166, Page 409; as further supplemented by Supplemental Declaration and Amendment of Covenants and Restrictions of the Morgan Creek Harbor Association dated October 27, 1987, recorded in the R.M.C. Office for Charleston County on October 28, 1987 in Book Z-169, Page 821; and by Supplemental Declaration and Amendment of Covenants and Restrictions of the Morgan Creek Harbor Association dated December 9, 1987, recorded in the R.M.C. Office for Charleston County in Book A-171, Page 48.

All utility expenses for such boat slips shall be charged as provided in the Declaration, as amended. The Association reserves the right to adopt such reasonable rules and regulations as it deems appropriate for the use and enjoyment of the aforesaid Mediterranean Style Dock. The Association, acting through its Board of Directors, and with the consent of the Declarant and the affected lot owner or owners, may change, alter, modify or rearrange the boat slip assignments herein made.

The Declarant, by its execution of the within document, does hereby consent to the foregoing assignments.

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

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Jon Pasda  
Nancy M. Dymick

MORGAN PLACE PROPERTY  
OWNERS ASSOCIATION, INC.

By: Noel D. Thorn  
Noel D. Thorn

Its President

By: Brian F. Kernaghan  
Brian F. Kernaghan

Its Secretary

WILD DUNES ASSOCIATES, a  
South Carolina General  
Partnership

Jon Pasda  
Nancy M. Dymick

By: Noel D. Thorn  
Noel D. Thorn

Its Partner

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

BKE 171PG185

PERSONALLY appeared before me Jan Posda  
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 Nancy M. Myrick witnessed the execution  
thereof.

Jan Posda

SWORN to before me  
this 14th day of December, 1987.

Nancy M. Myrick  
Notary Public for South Carolina  
My Commission Expires: 3/21/89

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

PERSONALLY appeared before me Jan Posda  
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 Nancy M.  
Myrick witnessed the execution thereof.

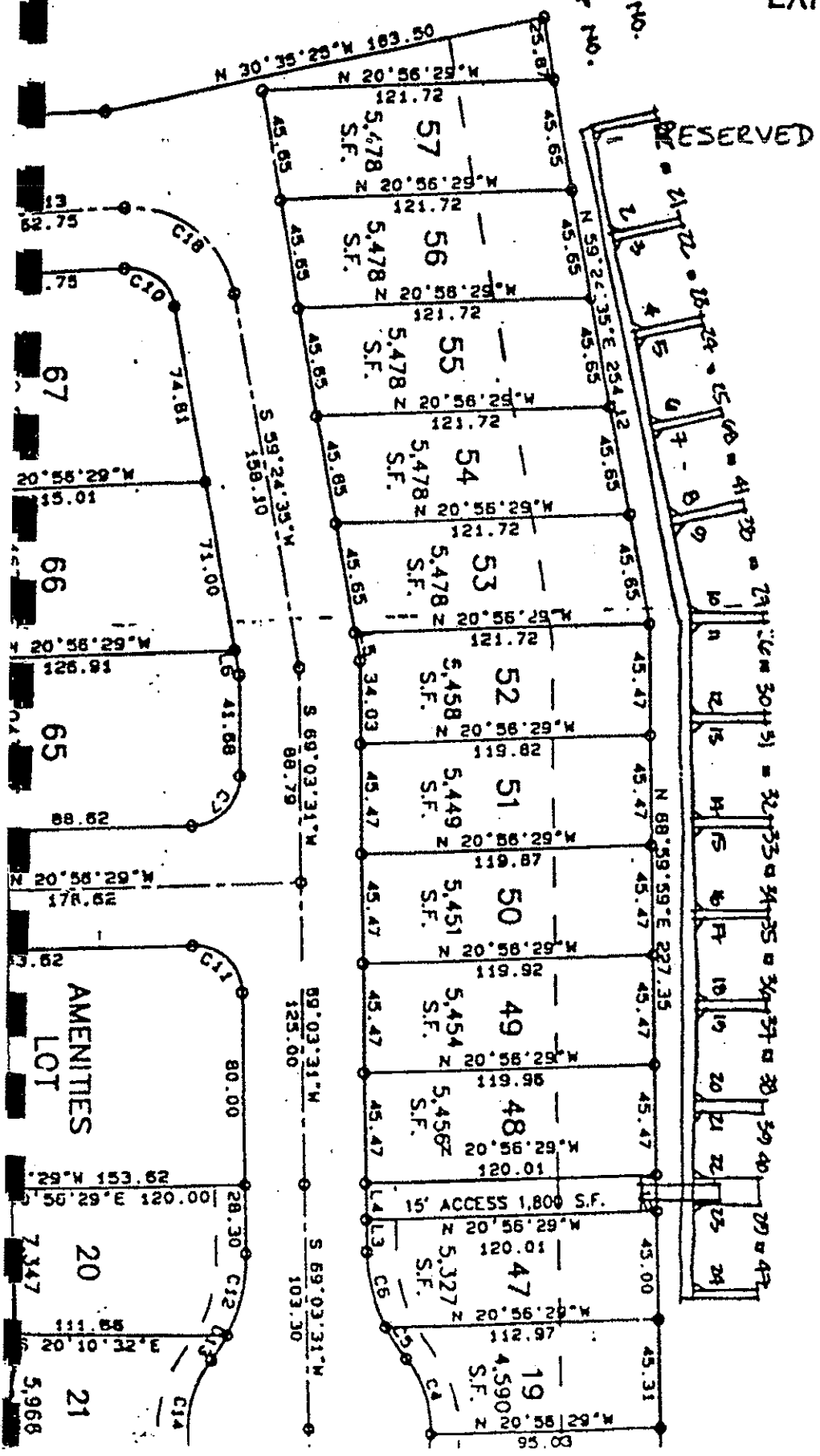
Jan Posda

SWORN to before me this  
14th day of December, 1987.

Nancy M. Myrick  
Notary Public for South Carolina  
My Commission Expires: 3/21/89

EXHIBIT "A"

LOT NO.  
SHP NO.



RETURN TO BUREAU, MOORE, SMYTHE

WFG  
ATTORNEY'S FEES

BKE 171PG187

6.00

FILED, INDEXED & RECORDED

E 171-182

1937 DEC 15 PM 1:32

REGISTER OF DEEDS  
REGISTER OF DEEDS CONVEYANCE  
CHARLESTON COUNTY, S.C.

*Handwritten initials*

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON . )

AMENDMENT NO. 1 TO  
ASSIGNMENT OF BOAT SLIPS

THIS AMENDMENT NO. 1 TO ASSIGNMENT OF BOAT SLIPS made and entered into this 26<sup>th</sup> day of January, 1990, by Morgan Place Property Owners Association, Inc. (the "Association") and Wild Dunes Associates, a South Carolina General Partnership, (the "Declarant").

W I T N E S S E T H:

WHEREAS 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 (the "Declaration"), the Declarant subjected certain properties to the plan and operation of the Morgan Place Property Owners Association; and

WHEREAS said Declaration was subsequently supplemented by Supplemental Declaration of Covenants and Restrictions of the Morgan Place Property Owners Association, Inc. dated October 27, 1987, recorded in the R.M.C. Office for Charleston County on October 28, 1987 in Book Z-169, Page 814; as further supplemented by Supplemental Declaration of Covenants and Restrictions of the Morgan Place Property Owners Association, Inc. dated December 9, 1987, recorded in the R.M.C. Office for Charleston County in Book A-171, Page 54; and as was further supplemented by Supplemental Declaration of Covenants and Restrictions of the Morgan Place Property Owners Association, Inc. dated January 26, 1990, recorded in the R.M.C. Office for Charleston County in Book \_\_\_\_\_, Page \_\_\_\_\_.

WHEREAS pursuant to Article IV, Section 4 of the aforesaid Declaration, as supplemented, the Declarant reserved the right, but not the obligation, to construct a "Mediterranean" Style dock or othe lock facility to be located in Morgan Creek Harbor in the area wet of Lot 18, Tract F, Block G and adjacent, in part, to Tract F, Block F and a portion of Tract F, Block G, Wild Dunes, as more particularly set forth in the Declaration; and

WHEREAS said Declaration provides that all boat slip assignments shall be made by the Board of Directors of the Association; and

WHEREAS by Assignment of Boat Slips dated December 14, 1987, and recorded in the R.M.C. Office for Charleston County on December 15, 1987 in Book E-171, Page 182, the Association and the Declarant made certain boat slip assignments as more fully set forth therein; and

WHEREAS Declarant and the Association, by proper action of its

WHEREAS, Declarant now wishes to bring further 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.

KNOW ALL MEN BY THESE PRESENTS THAT the Declarant does hereby declare as follows:

I. 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.

II. 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, as supplemented by Supplemental Declaration dated October 27, 1987, recorded October 28, 1987 in Book Z-169, Page 814, and as further supplemented by Supplemental Declaration dated December 9, 1987, recorded in the R.M.C. Office for Charleston County on December 9, 1987 in Book A-171, Page 54, is and shall be held, transferred, sold, conveyed, given, donated, leased and occupied subject to said Declaration, as amended by this Supplemental Declaration and any prior 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:

a) Membership Classifications and Voting Rights. The owner of Lot 20, Tract F, Block G, as more particularly shown on the plat described in Exhibit "A" attached hereto, shall be a Type B Member as more particularly set forth in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed the day and year first above written.

WITNESSES:

WILD DUNES ASSOCIATES, a South Carolina General Partnership

Karen R. Decker

By: Noel D. Thorn  
Noel D. Thorn, its Partner

Randy M. Myrick



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

PERSONALLY appeared before me the undersigned witness who 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 the other witness witnessed the execution thereof.

Ray D. Ritchie

SWORN TO before me  
this 24th day of January, 1992.

Nancy M. Munnick  
Notary Public for the  
State of South Carolina

My commission expires: 2/23/99

EXHIBIT "A"

## PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land situate, lying and being in the Isle of Palms, Charleston County, South Carolina, known and designated as Lot 20, Tract F, Block G on a plat entitled "Final Subdivision Plat Showing 68 Lots On A Portion of Tract F, Block F And Tract F, Block G, Located On Morgan Place Drive, Wild Dunes - City of Isle of Palms, Charleston County, South Carolina," by Engineering, Surveying and Planning, Inc., dated May 9, 1988, and recorded in the R.M.C. Office for Charleston County June 10, 1988 in Book BR at Page 185, said lot having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully appear.

MONSON, CLAUDE WALTER HENRIE D. A.  
P. O. BOX 1667  
CHARLESTON, SOUTH CAROLINA 29412

BK R 192 PG 699

5.00B

FILED

R192-695  
APR 24 5 00 PM '90

ROBERT N KING  
REGISTER  
CHARLESTON COUNTY, SC