

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

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

THIS Supplemental Declaration effective the 26th day of January, 1990, by Wild Dunes Associates, a South Carolina General Partnership (hereinafter called "Declarant").

W I T N E S S E T H:

WHEREAS, the Declarant, 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, without further consent of the Association, to bring within the plan and operation of the Declaration any property which is contiguous or nearly contiguous to the Properties previously subjected to the Declaration, regardless of whether owned by Declarant or by any other individual or entity, said additions to be made by filing a Supplemental Declaration with respect to the said additional property, and that any Supplemental 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 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, the Declarant supplemented said Declaration and subjected certain Additional Property to the plan and operation of the Declaration; and

WHEREAS 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 on December 9, 1987 in Book A-171, Page 54, the Declarant further supplemented said Declaration and subjected certain Additional Property to the plan and operation of the Declaration; and

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

[Signature]

By: [Signature]  
Noel D. Thorn, its Partner

[Signature]

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. Richie

SWORN TO before me  
this 24th day of January, 1990.

Dancy M. Murch  
Notary Public for the  
State of South Carolina

My commission expires: 3/23/90

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.

ROBINSON, CRAVER, WALL & HASTIE, P. A.  
P. O. BOX 1880  
CHARLESTON, SOUTH CAROLINA 29402

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FILED

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Apr 24 5 00 PM '90

ROBERT N KING  
REGISTER  
CHARLESTON COUNTY, SC

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