

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 *24th* day of December, 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").

W I T N E S S E T H:

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, 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, 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 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, Declarant, with the consent of the Association, 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, 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, as supplemented by Supplemental Declaration dated October 27, 1987, recorded October 28, 1987 in Book Z-169, Page 814, 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:

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 owner of Lot 19, Tract F, Block G, as more particularly shown on the plat described in Exhibit "A" attached hereto, shall be a Type A Member as more particularly set forth in the Declaration. The owners of Lots 21, 24, 25, 26, 27 and 68, 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. The owner of Lot 47, Tract F, Block G, as more particularly shown on the plat described in Exhibit "A" attached hereto, shall, notwithstanding anything contained in the Declaration, this Supplemental Declaration or any prior Supplemental Declaration to the contrary, be deemed a Type B Member as more particularly set forth in the Declaration inasmuch as the owner of said lot shall have a right to use, along with other Type B Single Family lot owners, the Mediterranean Style Dock more particularly described in the Declaration. Unless otherwise agreed to by the Declarant, the owner of Lot 47, Tract F, Block G, shall not be entitled to own, construct or maintain any private Dock Facilities attached to said Lot other than the Mediterranean Style Dock as aforesaid.
3. Ownership and Maintenance of Docks. The owner of Lot 19, 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 said lot in accordance with the provisions of Article IV, Section 3 of the Declaration.

- 4. Architectural Control; Siting. Notwithstanding the provisions of Article VI, Section 2 of the Declaration, each building constructed on Lots 19 and 47, 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 19 and 47, 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 Declarant and the Association have caused this instrument to be executed the day and year first above written.

WITNESSES:

Mausse Gordon
Nancy M. Myrick

WILD DUNES ASSOCIATES, A South Carolina General Partnership

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

Mausse Gordon
Nancy M. Myrick

MORGAN PLACE PROPERTY OWNERS ASSOCIATION, INC.

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

By: Brian F. Bernagham
Brian F. Bernagham, its Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me MAUREEN GORDON
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.

Maureen Gordon

SWORN to before me
this 9th 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 MAUREEN GORDON
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.

Maureen Gordon

SWORN to before me
this 9th day of December, 1987.

Nancy M. Myrick
Notary Public for South Carolina
My Commission Expires: 3/24/89

EXHIBIT "A"

PROPERTY DESCRIPTION

ALL those certain pieces, parcels or lots of land situate, lying and being in the Isle of Palms, Charleston County, South Carolina, known and designated as Lots 19, 21, 24, 25, 26, 27, 47 and 68, Tract F, Block G on a plat entitled "Conditional Plat Showing Subdivision of a Portion of Tract F, Block F, 20 Lots and Revised Subdivision of a Portion of Tract F, Block G, 9 Lots, Wild Dunes, City of Isle of Palms, Charleston County, South Carolina," prepared by William Forcher, Land Surveyor, S.C. Reg. No. 7407, dated October 9, 1987, said Plat being recorded in the R.M.C. Office for Charleston County in Plat Book BP, Page 100; the said lots having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully appear.

RETURN TO ERNST, MOORE, SMYTHE
& MOORE (L.E.G.)
ATTORNEY'S INITIALS

FILED, INDEXED & RECORDED

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1987 DEC -9 PM 3:04

ROBERT N. KING
REGISTER MESHE CONVEYANCE
CHARLESTON COUNTY, S.C.

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