

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 27 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").

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, 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.
3. 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.
4. 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 Declarant and the Association have caused this instrument to be executed the day and year first above written.

WITNESSES:

Margaret Gordon
Nancy M. Myrick

WILD DUNES ASSOCIATES, A South Carolina General Partnership

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

MORGAN PLACE PROPERTY OWNERS ASSOCIATION, INC.

Margaret Gordon
Nancy M. Myrick

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

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

BK Z169PG817

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 27th day of October, 1987.

Nancy M. Myrick
Notary Public for South Carolina
My Commission Expires: 3/1/89

BK 2169PG818

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. Murick witnessed the
execution thereof.

Maureen Gordon

SWORN to before me
this 17th day of October, 1987.

Nancy M. Murick
Notary Public for South Carolina
My Commission Expires: 3/12/89

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 22, 23 and 28-46, Tract F, Block G on a plat entitled "Conditional Plat Showing Subdivision of Tract F, Block G, Lots 1-46, Wild Dunes, City of Isle of Palms, Charleston County, South Carolina" prepared by William Porcher, Land Surveyor, S.C. Reg. No. 7407, dated July 14, 1987, said Plat being duly recorded in the R.M.C. Office for Charleston County in Plat Book 80, Page 65; 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 BUIST, MOORE, SMYTHE
& MCGEE (WFG)
ATTORNEY'S INITIALS

WFG

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FILED, INDEXED & RECORDED

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ROBERT N. KING
REGISTER IN THE CONVEYANCE
CHARLESTON COUNTY, S.C.

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