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STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF CHARLESTON ) SECOND AMENDMENT TO THE  
 ) DECLARATION COVENANTS OF  
 ) TURTLE BAY

THIS AMENDMENT to the Declaration of Covenants of Turtle Bay is made this 7 day of October, 2022.

WHEREAS, Turtle Bay Developers, LLC (the "Declarant") was and is the owner and developer of certain real property located in the Town of Folly Beach, Charleston County, South Carolina which has been subdivided to include 30 individual parcels upon which thirty (30) Townhouses have been constructed as are more fully shown and delineated on Plats recorded in Plat Book EG, Page 71; Plat Book EF, Page 919, Plat Book EF, Page 477, Plat Book EG, Page 143 and Plat Book EG, Page 189, RMC Office for Charleston County and property which has been conveyed to the Turtle Bay Owners Association, Inc. (the "Association") as "Common Property"; and

WHEREAS, this project is known as Turtle Bay Townhomes and the property above described is subject to the Declaration of Covenants of Turtle Bay Townhomes dated March 28, 2002 and recorded in Book P-402, Page 839, and as amended by instrument recorded in Book J-487, Page 541, RMC Office for Charleston County (the "Covenants");

WHEREAS, the Declarant has constructed a fixed pier, covered deck, floating docks, fixed walkways, and thirty-one (31) boat slips adjacent to the project on the Folly River, all of which have been conveyed to the Association, together with mechanized boat lifts all of which is Common Property of the Association; and

WHEREAS, in accordance with Section 10 of the Covenants, the three-fourths (3/4) of the Owners approved this amendment to the Covenants.

NOW, THEREFORE, for and in consideration of the premises herein contained and in accordance with Section 10 of the Covenants, the Covenants of Turtle Bay Townhomes are duly amended and supplemented in accordance with their terms in the following particulars:

1. Section 6 shall be amended so that after amendment it will read as follows:

6. EXTERIOR APPEARANCE OF DWELLING UNITS:

No change shall be made to the exterior appearance of any unit, which prohibition shall include the installation of any exterior window coverings, awnings, shutters, solar panels, satellite dishes, window treatments, or any other installations which can be seen from the outside of the unit, without the express approval of the Board of Directors of the Association. Each Owner shall be obligated to repair or reshingle the roof on his unit in the event that a majority of the lot owners affirmatively vote that the individual owners are required to make such repairs.

2. The Amendment to the Covenants of Turtle Bay dated March 16, 2004 and recorded in the

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RMC Office for Charleston County in Book T487, Page 541 ("First Amendment") is amended by the addition of Section 7 which shall read as follows:

7. The exclusive right to use Boat Slip No. 26, boat lift, and the other Dock Facilities of the owner of the real property described as 208 West Huron has terminated in accordance with the provisions of Section 5 of the First Amendment so that the owner of 208 West Huron, or his successors or assigns, no longer has any claim upon such boat slip or any rights to use the Dock Facilities in the future nor any obligation to contribute to the annual expense budget of dock related costs for the upkeep, maintenance, repair and replacement of Boat Slip 26 and the boat lift appurtenant to Boat Slip No. 26.

3. All other provisions of the Covenants which includes the First Amendment not affected by the provisions of this Amendment will remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has set its hand and seal this 7 day of October, 2022.

WITNESSES:

*Mahechi*  
*[Signature]*

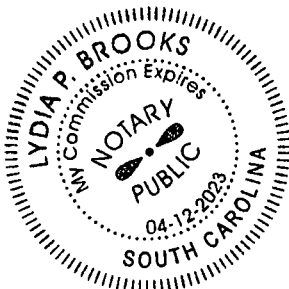
TURTLE BAY OWNERS ASSOCIATION, INC.

By: *[Signature]*  
Tim Bray  
Its: Vice President

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

The foregoing instrument was acknowledged before me this 7 day of October, 2022 by Turtle Bay Owners Association, Inc. by Tim Bray, its Vice President.

*[Signature]*  
Notary Public for South Carolina  
My Commission Expires: 4/12/23



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