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Womble Carlyle Sandridge & Rice, LLP Attn: David H. Crawford PO Box 999 Charleston, SC 29402

STATE OF SOUTH CAROLINA) **COUNTY OF CHARLESTON**

THIRD ADMENTMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GARDENS AT WHITNEY LAKE

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GARDENS AT WHITNEY LAKE (the "Third Amendment") is made this 8th day of October, 2014, by Southeastern Recapitalization Group, LLC a South Carolina limited liability company ("Declarant").

WHEREAS, Southeastern Recapitalization Group, LLC is the Declarant as stated in the Declaration of Covenants, Conditions, Restrictions and Easements for the Gardens at Whitney Lake Phase 2A dated July 10, 2012, and recorded in the RMC Office For Charleston County on July 12, 2012, in Book 0263, at Page 646, as amended by Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Gardens at Whitney Lake Phase 2A dated October 17, 2012, and recorded in the RMC Office for Charleston County on October 24, 2012, in Book 0286, at Page 705, and as further amended by Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Gardens at Whitney Lake Phase 2A dated April 8, 2013, and recorded in the RMC Office for Charleston County on April 10, 2013, in Book 0322, at Page 955 (collectively the "Restrictions and Covenants"); and

WHEREAS, Article XI, General Provisions, Section 11.3 Amendment, paragraph (a) (v) of the Declaration of Covenants, Conditions, Restrictions and Easements for the Gardens at Whitney Lake Phase 2A recorded in the RMC Office for Charleston County in Book 0263, at Page 646 provides, in relevant part, that the Declarant shall have the right to amend the Restrictions and Covenants without a vote or consent of the Owners for the purpose of annexing all of any portion of the Additional Property to the terms and conditions of the Restrictions and Covenants: and

WHEREAS. Declarant now desires to annex Additional Property to the terms and conditions of the Restrictions and Covenants.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Declarant does hereby declare that the following pieces, parcels and lots of land shall be annexed and subject to the Restrictions and Covenants:

DODDS HENNESSY & STITH, LLP ATTORNEYS AT LAW 973 HOUSTON NORTHCUTT BLVD. SUITE 101 MOUNT PLEASANT, SC 29464 BA-323

ALL those certain pieces, parcels or lots of land situate, lying and being on Johns Island, City of Charleston, Charleston County, South Carolina, known and designated as Lots: 239, 240, 242, 242, 243, and 244, and "NEW CITY OF CHARLESTON STREET TYPE 4, 50' PUBLIC R/W", "MALOPE ALLEY NEW CITY OF CHARLESTON STREET TYPE 5, 20' PUBLIC R/W", and "H.O.A. 3137 SQ. FT." all as more particularly shown on the plat entitled:

"FINAL SUBDIVISION PLAT OF LOTS 239 THRU 244 IN THE GARDENS AT WHITNEY LAKE PHASE 2A & 1c JOHN'S ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA OWNED BY SOUTHEASTERN RECAPITALIZATION GROUP, LLC PREPARED FOR THE RYLAND GROUP" dated June 25, 2014, prepared by Associated Surveyors of Summerville and recorded in the RMC Office for Charleston County on September 11, 2014, in plat Book S14, at Page 0174.

Said pieces, parcels and lots of land having such size, shape, buttings and boundings as will be reference to said plat more fully appear.

By this Third Amendment the Declarant subjects the real property described above to the Restrictions and Covenants.

Except as amended and supplemented herein, all other terms and conditions of the Restrictions and Covenants shall remain in full force and effect.

(Signatures are on the following page.)

(The remainder of this page intentionally left blank)

IN WITNESS WHEREOF, the Declarant has hereunto set its hand and seal this gtb day of October, 2014.

WITNESSES:	SOUTHEASTERN RECAPITALIZATION GROUP, LLC A South Carolina limited liability company
Flood Ly	By:
Rut DI	Its: Authorized Signatory
STATE OF GEORGIA)) ACKNOWLEDGMENT
COUNTY OF RICHMOND)
I, Dobert Thomas hereby certify that <u>Jason Lon</u> Southeastern Recapitalization Groun	, the undersigned Notary Public, do the standard of the standa
ž .	he due execution of the foregoing instrument.
Subscribed to and sworn bef	Fore me this day of October, 2014.
Relt & II	(SEAL)
NOTARY PUBLIC FOR Seorgion My Commission Expires: 3/2	7/16
	Comm. Exp. 3/27/16

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DODDS HENNESSY & STITH LLP ATTORNEYS AT LAW 973 HOUSTON NORTHCUTT BLVD STE 101 MT. PLEASANT SC 29464



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