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STATE OF SOUTH CAROLINA )
COUNTY OF CHARLESTON )

FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GARDENS AT WHITNEY LAKE

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GARDENS AT WHITNEY LAKE (the "Fourth Amendment") is made this 1st day of December 2015, 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, 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, and as further amended by Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Gardens at Whitney Lake dated October 8, 2014, and recorded in the RMC Office for Charleston County on October 9, 2014, in Book 0434, at Page 093 (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.

OODDS HENNESSY & STITH, LLP
ATTORNEYS AT LAW

973 HOUSTON NORTHCUTT BLVD.
SUITE 101
MOUNT PLEASANT, SC 29464

RY-366-A

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:

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: 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, and 389"; three (3) drainage easements designated as "NEW 16' CITY OF CHARLESTON DRAINAGE EASEMENT"; two (2) drainage easements designated as "NEW 20' CITY OF CHARLESTON DRAINAGE EASEMENT"; "11' CHARLESTON WATER SYSTEM SEWER EASEMENT"; "VALLEY OAK ROAD 42.5' R/W TYPE 3", "VALLEY OAK ROAD 55' R/W TYPE 2"; "NEW CITY OF CHARLESTON ACCESS EASEMENT"; "25' WETLAND BUFFER TYPICAL"; "JURISDICTIONAL WETLAND (SEE SAC 2011-00423-2JM) 78,033.4 Sq. Feet, 1.79 Acres"; and "JURISDICTIONAL WETLAND (SEE SAC 2011-00423-2JM) 8,534.4 Sq. Feet, 0.20 Acres" all as more particularly shown on the plat entitled:

"FINAL SUBDIVISION PLAT OF LOTS 366 THRU 389 IN THE GARDENS AT WHITNEY LAKE PHASE 2E JOHN'S ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA OWNED BY SOUTHEASTERN RECAPITALIZATION GROUP, LLC PREPARED FOR THE RYLAND GROUP" dated June 30, 2015, revised August 21, 2005 and revised October 13, 2015, prepared by John David Bass, P.L.S. S.C. Registration No. 15388 and recorded in the RMC Office for Charleston County on November 16, 2015, in plat Book L15, at Page 0539

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 Decl of <u>December</u> , 2015.	earant has hereunto set its hand and seal this 1st day
Suphami Monon Lusan a. Shidan	SOUTHEASTERN RECAPITALIZATION GROUP, LLC a South Carolina limited liability company  By:  Its: Authorized Siewatory
county of Richmond)	ACKNOWLEDGMENT
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CUNO TO DOWN  NOTARY PUBLIC FOR RICHMONT COUNT  My Commission Expires: 10-21-19	(SEAL)  NJ.GO  EXPIRES  GEORGIA  OCT. 21, 2019  OND CO

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