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Womble Bond Dickinson (US) LLP
Attn: David H. Crawford
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STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) **SIXTH AMENDMENT TO DECLARATION**
) **OF COVENANTS, CONDITIONS,**
) **RESTRICTIONS AND EASEMENTS FOR**
) **THE GARDENS AT WHITNEY LAKE**

THIS SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GARDENS AT WHITNEY LAKE (the "Sixth Amendment") is made this *24th* day of *February*, 2020, 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 ROD 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 ROD 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 ROD Office for Charleston County on April 10, 2013, in Book 0322, at Page 955, 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 ROD Office for Charleston County on October 9, 2014, in Book 0434, at Page 093, as further amended by Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Gardens at Whitney Lake dated December 1, 2015, and recorded in the ROD Office for Charleston County on December 3, 2015, in Book 0521, at Page 155, and as further amended by Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Gardens at Whitney Lake dated June 6, 2016, and recorded in the ROD Office for Charleston County on October 20, 2016, in Book 0591, at Page 404 (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 ROD 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:

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 Lot 1 through Lot 40; all those certain City of Charleston Drainage Easements of various widths being shown as labeled as "C.o.C.D.E."; one (1) City of Charleston Access Easement designated as "C.o.C. ACCESS EASEMENT" for Pond access; "20' CWS SEWER EASEMENT"; "HOA AREA 1, 8,226 Sq. Ft. +/- 0.18 Ac=-/"; "HOA AREA 2, 4,761 Sq. Ft. +/-, 0.10 Ac. +/- "; "HOA AREA 3, 3,488 Sq. Ft. +/-, 0.08 Ac. +/- "; "HOA AREA 4, 200,353 Sq. Ft. +/-, 4.59 Ac. +/- " including areas designated as "POND" & "JURISDICTIONAL WETLAND (UNDISTURBED), 91,057 Sq. Ft. +/-, 2.09 Ac. +/-" and associated 30' undisturbed wetland buffer; "10' G.U.E."; "5' G.U.E."; "BRITTLEBUSH LANE, TYPE 3ND, 40' PUBLIC R/W"; "AUGUST ROAD, TYPE 3ND, 40' PUBLIC R/W" all as more particularly shown on the plat entitled:

"FINAL SUBDIVISION PLAT SHOWING 40 LOTS AND 4 HOA AREAS LOCATED IN THE GARDENS AT WHITNEY LAKE PHASE 2D, JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" dated August 1, 2019, prepared by Robert L. Arrington, P.L.S. S.C. Registration No. 19889 and recorded in the ROD Office for Charleston County on 2-24, 2020, in plat Book L20, at Pages ⁵⁰⁶³~~5064~~ through ____.

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 Sixth 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.

IN WITNESS WHEREOF, the Declarant has hereunto set its hand and seal this 21 day of FEBRUARY, 2020.

WITNESSES:

SOUTHEASTERN RECAPITALIZATION GROUP, LLC
a South Carolina limited liability company

[Signature]
[Signature]

By: [Signature]

Its: AUTHORIZED SIGNATORY of Southern Recapitalizations Group, LLC

Georgia
STATE OF ~~SOUTH CAROLINA~~)
Richmond)
COUNTY OF ~~CHARLESTON~~)

ACKNOWLEDGMENT

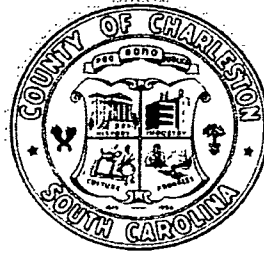
I, Susan A Skadan, the undersigned Notary Public, do hereby certify that Jason Long, the Authorized Signatory of Southeastern Recapitalization Group, LLC, personally appeared before me this 21st day of February, 2020, and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 21st day of February, 2020.

Susan A. Skadan (SEAL)
NOTARY PUBLIC FOR ~~SOUTH CAROLINA~~ Georgia
My Commission Expires: June 28, 2021



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