

BK 2554 PG 114

10.00
SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
[TRACT B2]

FILED-RECORDED
RMC/ROD

2000 NOV 22 AM 10:40

LINDA T. MESSERVY
DORCHESTER COUNTY, SC

THIS SUPPLEMENTAL DECLARATION of Covenants, Conditions and Restrictions is made this 8th day of November, 2000 by Wescott Plantation, LLC, a South Carolina limited liability company ("Declarant").

WITNESSETH THAT:

WHEREAS, Declarant executed the Declaration of Master Covenants, Conditions and Restrictions for Wescott Plantation dated June 2, 2000, which is recorded with the Register of Deeds for Dorchester County in Book 2439 at page 80 (the "Master Declaration"); and

WHEREAS, as permitted in the Master Declaration, Declarant desires to submit Added Property to the Master Declaration and impose additional covenants and restrictions with respect to such Added Property;

NOW THEREFORE, in accordance with the terms of the Master Declaration permitting the recording of Supplemental Declarations and the adding of Added Property, Declarant makes this Supplemental Declaration imposing the following additional covenants, conditions and restrictions:

1. All capitalized terms used in this Supplemental Declaration, unless otherwise defined herein, shall have the meaning set forth in the Master Declaration. "Tract B2" shall mean the tract described in Exhibit A attached hereto and made a part hereof.
2. **Tract B2** is hereby made subject to the Master Declaration as Added Property. The subdivision plat to be prepared for Tract B2 (the "Subdivision Plat"), the development plans for Tract B2 and the plans and specifications for each Unit constructed within Tract B2 are subject to approval by the Development Review Board in accordance with the terms of the Master Declaration.
3. In addition to the covenants, conditions and restrictions set forth in the Master Declaration, Tract B2 shall be subject to the following additional covenants, conditions and restrictions:
 - a. Tract B2 shall be developed only as detached single family residential Units, with one Unit on each Lot.
 - b. Each Unit in Tract B2 shall have enclosed heated and cooled square footage of not less than 1500 square feet.
 - c. The easement rights in favor of Declarant set forth in Section 5.4 of the Master Declaration shall apply in the easement areas shown on the Subdivision Plat to be

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recorded for Tract B2. Such easement areas may also be used by the owner of Tract B2 in the development of Tract B2.

4. The provisions of paragraph 3 above encumber only Tract B2, and do not encumber any other property described in the Master Declaration or which may hereafter be made subject to the Master Declaration as Added Property.
5. These covenants, conditions and restrictions are supplemental to, and do not replace or modify, the terms and conditions of the Master Declaration, which shall continue to encumber all of Tract B2 as well as any other property made subject to the Master Declaration.
6. This Supplemental Declaration hereby becomes part of the Master Declaration and may only be amended in accordance with the terms of the Master Declaration.

Executed this 24 day of November, 2000.

WITNESSES:

B. Wilcox
J. B. Mabe

Wescott Plantation, LLC

By: W. H. Oles (SEAL)

Its: President

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
Filed for record this 22nd
Day of November 2000
at 10:40 a.m. and recorded
in book 2554 page 114
LINDA T MESSERVY
REGISTER OF MESNE CONVEYANCES

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ACKNOWLEDGEMENT

I, John B. McArthur, the undersigned Notary Public for the State of South Carolina, do hereby certify that Wescott Plantation, LLC, by William H. Theus, its President, personally appeared before me this day and acknowledged the due execution of the foregoing Declaration.

Witness my hand and official seal this 8th day of November, 2000.

(SEAL)

J. B. Matt
Notary Public for South Carolina
My Commission expires: 10/22/01

J. STANLEY CLAYPOOLE, P.A.
ATTORNEY AT LAW
2155 NORTHPARK LANE
N. CHARLESTON, S.C. 29406

EXHIBIT A

All that certain piece, parcel or tract of land with improvements thereon situate lying and being in the City of North Charleston, County of Dorchester, State of South Carolina containing 40.542 acres and designated as Tract "B2" on a plat entitled "Subdivision Plat Showing Tract "B2", A 40.542 Ac. Tract of Land, A Portion of Tract "B", Property of Wescott Plantation, Located in the City of North Charleston, Dorchester County, South Carolina", prepared by TRICO Engineering Consultants, Inc., dated August 17, 2000 and recorded in the Office of the Register of Deeds for Dorchester County in Cabinet J, Slide¹⁷⁵.
Having such courses and distances as shown on said plat.