



Buist Byars Pearce & Taylor, LLC
Attn: G. Hamlin O'Kelley, III
1051 Chuck Dawley Blvd.
Mount Pleasant, SC 29464

STATE OF SOUTH CAROLINA)
)
) **SECOND AMENDMENT TO**
) **COVENANTS OF**
) **MARSH POINTE HOMES,**
) **SEABROOK ISLAND**
COUNTY OF CHARLESTON)

THIS AMENDMENT TO THE COVENANTS OF MARSH POINTE HOMES, SEABROOK ISLAND (the "Amendment") is made this 20th day of February, 2010, by the Marsh Pointe Homes Owners Association, Inc., a South Carolina non-profit corporation (the "Association").

BACKGROUND STATEMENT

WHEREAS, the Covenants of Marsh Pointe Homes were recorded in the RMC Office for Charleston County, South Carolina, on August 9, 1979, in Book Z-119, Page 389; and

WHEREAS, the Association is granted the right to amend such Covenants upon the requisite three-fourths (3/4) votes of the owners; and

WHEREAS, the Association is desirous of amending the Covenants as herein set forth; and

WHEREAS, a vote was held in which three-fourths (3/4) of Association's members voted to amend the by affirmative vote as certified by the President and Secretary of the Association as set forth in Exhibit "A" hereto;

NOW, THEREFORE, the Association, pursuant to the provisions of the Covenants, hereby amends the Covenants, thereto as follows:

1. All capitalized terms used herein but not defined herein shall have the definitions set forth in the Covenants.

2. Paragraph 11 shall be added to the Covenants as follows:

11. Leasing of Properties. No Owner shall be allowed to lease or rent any improvement of the real property for a period of less than ninety (90) days. If any Owner leases or rents any improvement of the real property for a period of less than ninety (90) days, the Owner shall pay a daily fine established by the Board of Directors in an amount to be determined in the sole discretion of the Board. This Paragraph shall apply to all on the date of February 20, 2010 and all subsequent purchasers, successors, heirs, or assigns of the Owner of record.

IN WITNESS WHEREOF, the Marsh Pointe Homes Owners Association has caused this Amendment to the Covenants to be executed and to be effective as of this 20th day of February, 2010.

WITNESS:

Marsh Pointe Homes Owners
Association, Inc.

Stephen K. Gluckman

Stephen Cutter

By: Stephen Cutter

Its: President

Dennis L. Smith

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

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ACKNOWLEDGMENT

I, Tawana Seabrook, do hereby certify that Marsh Pointe Homes Owners Association, Inc., by Stephen Cutter, its President, personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal this 20th day of February, 2010.

Tawana Seabrook
Notary Public for South Carolina
My Commission Expires: February 10, 2019

EXHIBIT "A"

**CERTIFICATION OF THE PRESIDENT AND SECRETARY OF MARSH POINTE
HOMES OWNERS ASSOCIATION, INC.**

Personally appeared before me, Stephen Cutter, the President of Marsh Pointe Homes Owners Association, Inc., and Richard Maxwell, Secretary of the Marsh Pointe Homes Owners Association, Inc., who, both being duly sworn, alleges and states as follows:

1. We are the duly elected President and Secretary of the Marsh Point Homes Owners Association, Inc.
2. We are each over twenty one (21) years of age and make this Affidavit on personal knowledge.
3. On February 20, 2010, there occurred a regularly scheduled meeting of the members of the Marsh Pointe Homes Owners Association, Inc.
4. At that meeting, and/or prior to the meeting by written consent of the members, seventy-five per cent (75%) of the members of the Marsh Pointe Homes Owners Association, Inc., voted to affirm the Amendment to Covenants Marsh Pointe Homes, Seabrook Island.
5. Pursuant to the Covenants for Marsh Pointe Homes, Seabrook Island, we have certified and are hereby certifying the vote of the membership of Marsh Pointe Homes Owners Association, Inc., and we each certify the vote to have been as stated herein,

and

FURTHER THE AFFIANTS SAYETH NOT.

Stephen M. Cutter
President of the Marsh Pointe Homes Owners
Association, Inc.

SWORN TO BEFORE ME THIS
20th Day of February, 2010
Jawana Sealord
Notary Public for South Carolina
My Commission Expires: February 10, 2019

Robert Sealord
Secretary of the Marsh Pointe Homes Owners
Association, Inc.,

SWORN TO BEFORE ME THIS
20th Day of February, 2010
Jawana Sealord
Notary Public for South Carolina
My Commission Expires: February 10, 2019