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BK 2603PG152

J. STANLEY CLAYPOOLE, P.A.
ATTORNEY AT LAW
215 NORTH PARK LANE
N. CHARLESTON, S.C. 29406

SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
[PHASE 1]

THIS SUPPLEMENTAL DECLARATION of Covenants, Conditions and Restrictions is made this 31st day of January, 2001 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. The "Phase 1 Lots" shall mean all those 60 lots situate, lying and being in the City of North Charleston, County of Dorchester, State of South Carolina, designated Lots 114-173 on a plat entitled "Subdivision Plat Showing Wescott Plantation, Phase 1, a 79.54 Acre Tract of Land, a Portion of Tract B, Located in the City of North Charleston, Dorchester County, South Carolina", prepared by TRICO Engineering Consultants, Inc., dated August 15, 2000, and recorded in the Office of the Register of Deeds for Dorchester County in Cabinet J, Slide 172 (the "Phase 1 Plat").

The Phase 1 Lots are hereby made subject to the Master Declaration as Added Property. The plans and specifications for each Unit constructed on the Phase 1 Lots are subject to approval by the Development Review Board in accordance with the terms of the Master Declaration.

In addition to the covenants, conditions and restrictions set forth in the Master Declaration, the Phase 1 Lots shall be subject to the following additional covenants, conditions and restrictions:

- a. The Phase 1 Lots shall be developed only as detached single family residential Units, with one Unit on each lot. Setback lines shall be as shown on the Phase 1 Plat unless otherwise approved in writing by the Development Review Board.

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DORCHESTER COUNTY, SC

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- b. Each Unit built on a Phase 1 Lot shall have enclosed heated and cooled square footage of not less than 1370 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 Phase 1 Plat.
- 4. The provisions of paragraph 3 above encumber only the Phase 1 Lots, 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 the Phase 1 Lots 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 as of the date first written above.

WITNESSES:

B. Williams
J. B. Matt

Wescott Plantation, LLC.

By: W. H. Oley (SEAL)
Its: President

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
Filed for record this 5th
Day of Feb. 2001
at 11:15 a.m. and recorded
in book 2603 page 152
LINDA T MESSERVY
REGISTER OF MESNE CONVEYANCES