

STATE OF SOUTH CAROLINA) FIRST AMENDMENT OF THE DECLARATION
) OF COVENANTS, EASEMENTS AND
COUNTY OF GEORGETOWN) RESTRICTIONS FOR SOUTH ISLAND
) PLANTATION

THIS FIRST AMENDMENT OF THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR SOUTH ISLAND PLANTATION, made as of the 15th day of July, 2015 by South Island Plantation Association, Inc., hereinafter referred to as the "Association".

WITNESSETH

WHEREAS, Winyah Bay Holdings, LLC heretofore executed the Declaration of Covenants, Easements and Restrictions for South Island Plantation dated July 20, 2005 and recorded in the Georgetown County Register of Deeds Office on July 22, 2005 at Deed Book 1677, Page 64 (the "Declaration"), its Supplementary Declaration of Covenants, Easements and Restrictions dated January 11, 2006 and recorded in the Register of Deeds Office for Georgetown County on January 11, 2006 in Deed Book 1767 at page 204; and

WHEREAS, the Association desires to amend the following Sections to the Declaration of South Island Plantation Association: Article II, Section 5 entitled Minimum Size and Bylaws, Article VIII, Section 2 entitled Membership and Section 5 entitled Tenure.

NOW, THEREFORE, ASSOCIATION HEREBY PUBLISHES AND DECLARES that the Declaration for South Island Plantation dated July 20, 2005 and recorded in the Georgetown County Register of Deeds Office on July 22, 2005 at Deed Book 1677, Page 64 and all additional amendments and supplements is hereby amended as follows: Article II, Section 5 entitled Minimum Size which shall be amended to read as follows:

Declaration, Article II, Section 5, Minimum Size

SECTION 5. MINIMUM SIZE. Except as allowed pursuant to the Design Guidelines established by Declarant and administered by the Review Board, a Dwelling Unit shall contain a minimum of 2300 square feet, under roof.

NOW, BE IT FURTHER PUBLISHED AND DECLARED, that Declaration of South Island Plantation: Bylaws, Article VIII, Section 2 entitled Membership and Section 5 entitled Tenure which shall be amended to read as follows: [all other Sections of this Article shall remain in full force and effect]

Bylaws, Article VIII

SECTION 2. MEMBERSHIP.

The Board of Directors shall consist of five (5) members.

SECTION 5. TENURE

The term of each Director's shall extend until the annual meeting at which the Director's term is to expire and thereafter until his successor is duly elected or appointed and qualified or until he is removed in the manner elsewhere prescribed. Effective for the 2016 Annual Meeting the election of Directors shall be: two (2) directors will be elected to a one (1) year term and three (3) directors shall be elected for a two (2) year term, at each annual meeting thereafter, the Members shall elect for a term of two (2) years the number of directors whose terms are expiring.

WHEREAS, all other terms and conditions of the original Declaration and its Supplement not inconsistent herewith shall remain in full force and effect.

WHEREAS, pursuant to the Declaration, Article VIII, Section 2 entitled Amendments, all requirements were met under the Declaration for the proposal, voting, and enacting of this Amendment including but not limited to proper notice of the meeting and a total vote of two-thirds (2/3) of the votes cast at such meeting, at which a quorum is present in favor of the proposed Amendment; and

The effective date of the amendment is September 1, 2015.
The date that notice of the meeting was given was May 6, 2015.
Total number of votes of Owners was 102.
Total number of votes necessary to adopt the amendment was 69.
Total number of votes cast in favor of the amendment was 97
Total number of votes cast against the amendment was 5.

WHEREAS, pursuant to the Bylaws, Article XV entitled Amendments, all requirements were met under the Bylaws for the proposal, voting and enacting of this Amendment including but not limited to proper notice of the meeting and a total vote of a majority of the Members at the meeting in favor of the proposed Amendment.

WHEREAS, the undersigned President and Secretary of the Association hereby declare, swear and state unequivocally that the agreement of the required parties was lawfully obtained.

(signature pages to follow)

IN WITNESS WHEREOF, the Association by and through the Officers of the Association have executed this First Amendment to the Governing Documents this 15 day of July, 2015.

WITNESSES: SOUTH ISLAND PLANTATION ASSOCIATION, INC.

[Signature]
Witness #1

[Signature]
BY: Jeffrey R. Pelham, President

[Signature]
Notary

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GEORGETOWN)

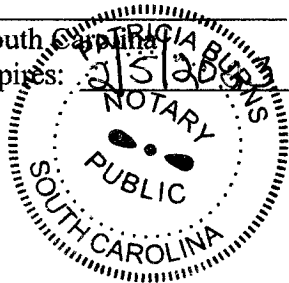
Personally appeared before me the above signed and made oath that (s)he saw the within named President of South Island Plantation Association, Inc. sign, seal and as his act and deed, deliver the within document and that (s)he with the other witnessed the execution thereof.

[Signature]
Witness #1

SWORN to and subscribed before me
this 15 day of July, 2015

[Signature]

Notary Public for South Carolina
My Commission Expires: 2/5/2016



IN WITNESS WHEREOF, the Association by and through the Officers of the Association have executed this First Amendment to the Governing Documents this 29 day of June, 2015.

WITNESSES:

SOUTH ISLAND PLANTATION ASSOCIATION, INC.

Sherrri Fiorentino
Witness #1

Robert Lewis Buice, Jr.

BY: Robert Lewis Buice, Jr., Vice President

Barbara L Raven
Notary

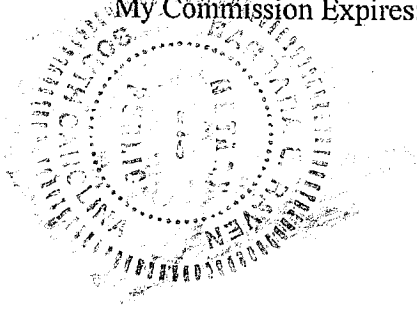
STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GEORGETOWN)

Personally appeared before me the above signed and made oath that (s)he saw the within named Vice President of South Island Plantation Association, Inc. sign, seal and as his act and deed, deliver the within document and that (s)he with the other witnessed the execution thereof.

SWORN to and subscribed before me
this 29 day of June, 2015

Sherrri Fiorentino
Witness #1
Sherrri Fiorentino

Barbara L Raven
Notary Public for South Carolina
My Commission Expires: 3/11/25



IN WITNESS WHEREOF, the Association by and through the Officers of the Association have executed this First Amendment to the Governing Documents this 24 day of JUNE, 2015.

WITNESSES:

SOUTH ISLAND PLANTATION ASSOCIATION, INC.

[Signature]
Witness #1

[Signature]
BY: David J. Wolons, Treasurer

[Signature]
Notary

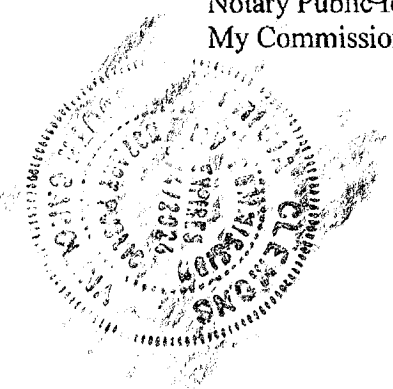
STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN) PROBATE

Personally appeared before me the above signed and made oath that (s)he saw the within named President of South Island Plantation Association, Inc. sign, seal and as his act and deed, deliver the within document and that (s)he with the other witnessed the execution thereof.

[Signature]
Witness #1
Robert Chambers

SWORN to and subscribed before me
this 24 day of June, 2015

[Signature]
Notary Public for South Carolina
My Commission Expires: Feb 4, 2024



IN WITNESS WHEREOF, the Association by and through the Officers of the Association have executed this First Amendment to the Governing Documents this 30 day of June, 2015.

WITNESSES:

SOUTH ISLAND PLANTATION ASSOCIATION, INC.

Sherrin Fiorentino
Witness #1

William Roland Murray, Jr.
BY: William Roland Murray, Jr., Secretary

Barbara L Raven
Notary

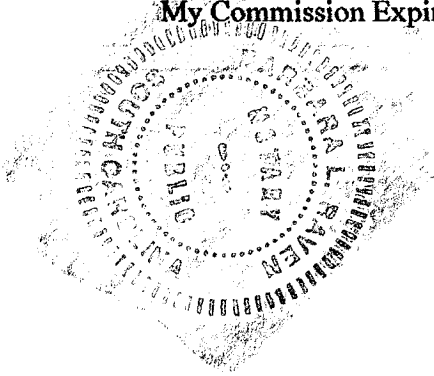
STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GEORGETOWN)

Personally appeared before me the above signed and made oath that (s)he saw the within named Secretary of South Island Plantation Association, Inc. sign, seal and as his act and deed, deliver the within document and that (s)he with the other witnessed the execution thereof.

Sherrin Fiorentino
Witness #1

SWORN to and subscribed before me
this 30 day of June, 2015

Barbara L Raven
Notary Public for South Carolina
My Commission Expires: 3/11/25



IN WITNESS WHEREOF, the Association by and through the Officers of the Association have executed this First Amendment to the Governing Documents this 29 day of June, 2015.

WITNESSES:

SOUTH ISLAND PLANTATION ASSOCIATION, INC.

Ollie N. Leech
Witness #1

Henry Edsel Hemingway, Jr.
BY: Henry Edsel Hemingway, Jr., Director at Large

J.R. Broach
Notary

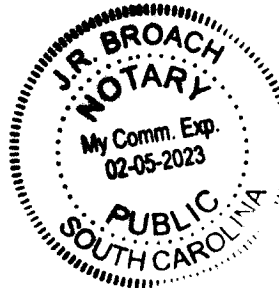
STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GEORGETOWN)

Personally appeared before me the above signed and made oath that (s)he saw the within named President of South Island Plantation Association, Inc. sign, seal and as his act and deed, deliver the within document and that (s)he with the other witnessed the execution thereof.

Ollie N. Leech
Witness #1

SWORN to and subscribed before me
this 29th day of June, 2015

J.R. Broach
Notary Public for South Carolina
My Commission Expires: 02-05-2023



Instrument Book Page
201500006786 2612 147

151418 Moss Johnson
201500006786
Filed for Record in *Sanavito*
GEORGETOWN SC
MANDA PREVATTE, REGISTER OF DEEDS
07-20-2015 At 03:28:37 pm.
AMENDMENT 13.00
Book 2612 Page 140 - 147

Manda J. Prevatte

