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Prepared by and when recorded, please return to:

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Cross reference to: Book 0303, Page 511; Book 0505, Page 511;
Book 0605, Page 947; Book 0605, Page 948; Book 0770, Page 611
Office of the ROD, Charleston County, SC

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)
SECOND SUPPLEMENTAL MASTER
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR CAROLINA PARK (RIVERSIDE)

THIS SECOND SUPPLEMENTAL MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAROLINA PARK (RIVERSIDE) ("Second Supplemental Declaration") is made as of the 7th day of January, 2021, by Carolina Park Development LLC, a Delaware limited liability company ("Declarant") with the consent of CPD-PHASE G LLC ("Owner").

WITNESSETH:

WHEREAS, that certain MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAROLINA PARK (RIVERSIDE), was recorded on January 11, 2013, at Book 0303, Page 511, amended by that First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Carolina Park (Riverside) recorded on September 18, 2015 at Book 0505, Page 511, supplemented by that First Supplemental Master Declaration Covenants, Conditions and Restrictions for Carolina Park (Riverside) recorded December 22, 2016 at Book 0605, Page 947, amended by that Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Carolina Park (Riverside) recorded December 22, 2016 in Book 0605, Page 948, and supplemented by that Compilation of Rules and Regulations recorded January 7, 2019 in Book 0770, Page 611, each in the office of the Register of Deeds for the County of Charleston, S.C. (as amended and supplemented, the "Declaration");

WHEREAS, the definitions set forth in Article I of the Declaration are incorporated herein by reference;

WHEREAS, pursuant to the terms of Section 2.5 of the Declaration, Declarant may from time to time designate property as Recreational Facilities;

WHEREAS, Owner owns and holds record title to that certain real property depicted as "Island" on **Exhibit "A"** attached hereto (the "Island") and "Lot 2215" on the Subdivision Plat attached hereto as **Exhibit "B"** ("Lot 2215");

WHEREAS, Declarant wishes to designate the Island as Recreational Facilities;

WHEREAS, Declarant wishes to reserve a sign easement on Lot 2215;


COPY

WHEREAS, Owner deems it appropriate to consent to this Second Supplemental Declaration and to acknowledge that the Island is designated as Recreational Facilities and acknowledge the Sign Easement.

NOW THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant, with the consent of Owner, which is the owner of the Island, hereby declares as follows.

1. Recreational Facilities. The Island is designated as Recreational Facilities for all purposes of the Declaration and is reserved for the exclusive use of the Owners and Occupants of those Parcels described on "**Exhibit B**" attached hereto (the "Island Obligated Parcels"). For avoidance of doubt, the Island Obligated Parcels shall be considered "Obligated Parcels" pursuant to the Declaration, and the Owners of the Island Obligated Parcels shall be considered "Obligated Owners" pursuant to the Declaration and responsible for all costs associated with maintenance, repair, replacement and insurance of the Island, which shall be assessed against the Owners of the Island Obligated Parcels as a Recreational Assessment. As provided in Section 2.5 of the Declaration, Declarant reserves the right to later assign use of the Island to additional Parcels and/or Districts during the Development Period, in which case such additional Parcels and/or Districts also shall be considered "Obligated Parcels" pursuant to the Declaration, and the Owners thereof also shall be considered "Obligated Owners" pursuant to the Declaration and responsible for all costs associated with maintenance, repair, replacement and insurance of the Island.
2. Sign Easement. Declarant, with the consent of Owner, which is the owner of Lot 2215, hereby reserves for itself, its successors and assigns, a perpetual, non-exclusive easement over that portion of Lot 2215 depicted as a cross-hatched area and labeled as "10' Monument Sign Easement" on **Exhibit "C"** ("Sign Easement Area"), for the construction, installation, maintenance, repair and replacement, at the sole cost of Declarant or its assigns, of a permanent monument sign and such traffic, directional, and other signage as Declarant may deem appropriate, and associated landscaping, irrigation, lighting, fencing, and other decorative improvements as Declarant deems appropriate to establish a sense of arrival at and identify the Sawyer's Island neighborhood ("Sign Easement"). No other signs or landscaping shall be installed or erected within the Sign Easement Area without the express written consent of the holder of this easement, except such signs as may be required by law. Association shall be responsible for maintenance of any improvements installed by the Declarant, its successors or assigns within the Sign Easement Area. Declarant hereby grants to Association, its successors and assigns, a perpetual, non-exclusive easement over the Sign Easement Area for purposes of performing its maintenance responsibilities hereunder. All costs incurred by Association in performing its responsibilities under this Second Supplemental Declaration shall be allocated among the Island Obligated Parcels in the same manner as any costs associated with maintenance, repair, replacement and insurance of the Island.

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 Notary Public
 My commission expires: _____ **My Commission Expires**
May 31, 2021

**My Commission Expires
May 31, 2021**

EXHIBIT "A" ISLAND

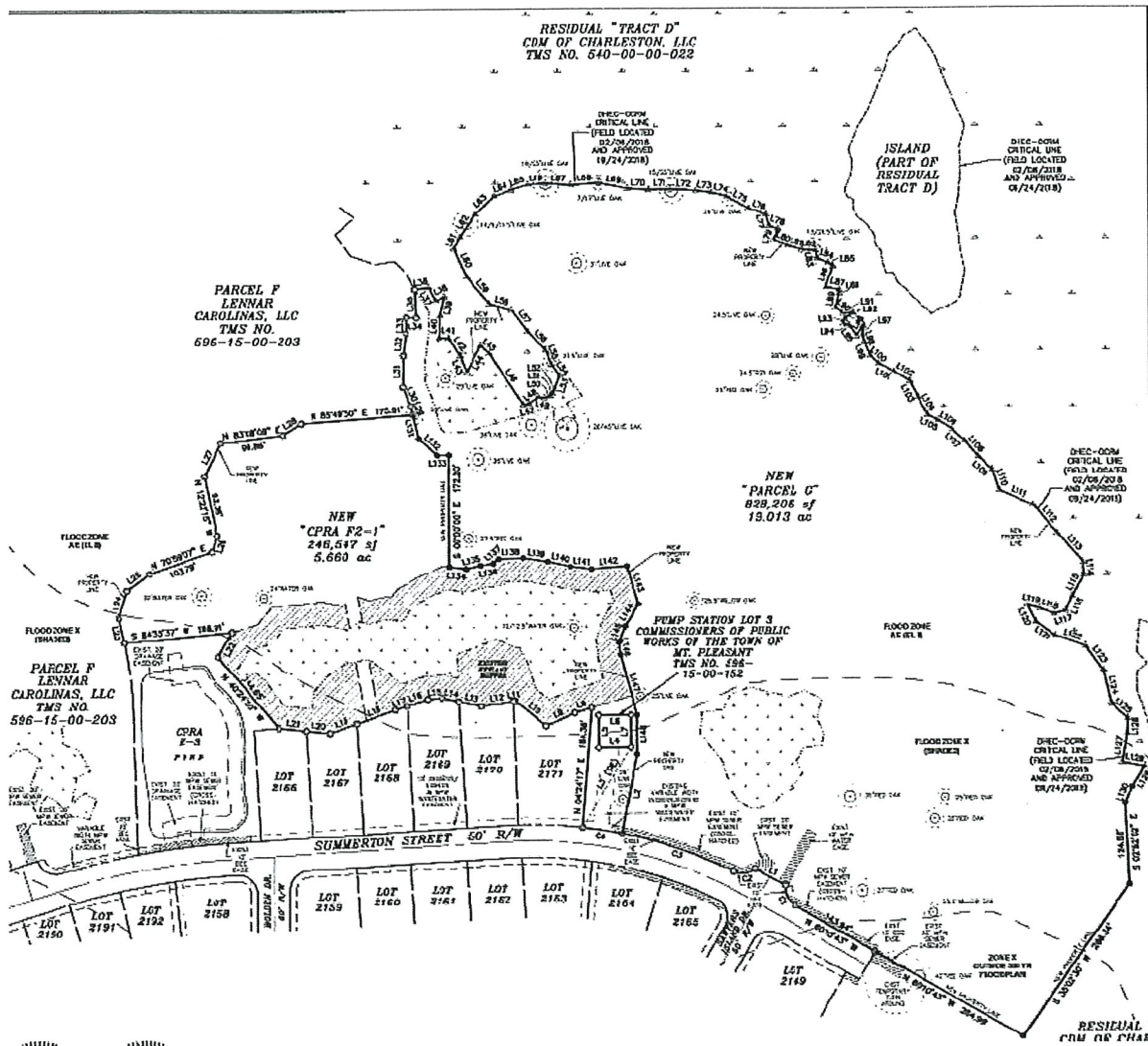


EXHIBIT "B"
LEGAL DESCRIPTION OF ISLAND OBLIGATED PARCELS
AND SUBDIVISION PLAT

ALL those certain pieces, parcels or tracts of land, lying, being and situate in the Town of Mount Pleasant, Charleston County, State of South Carolina, being shown and designated as Lot 2215, Lot 2216, Lot 2217, Lot 2218, Lot 2219, Lot 2220, Lot 2221, Lot 2222, Lot 2223, Lot 2224, Lot 2225, Lot 2226, Lot 2227, Lot 2228, Lot 2229, Lot 2230, Lot 2231, Lot 2232, Lot 2233, Lot 2234, Lot 2235, Lot 2236, Lot 2237, Lot 2238 and Lot 2239 as more fully shown on a plat entitled, "CONDITIONAL SUBDIVISION PLAT SHOWING THE SUBDIVISION OF PARCEL G (TMS NO. 596-15-00-451) TO CREATE CAROLINA PARK SUBDIVISION - PHASE G CONTAINING LOTS 2215 THROUGH 2239, CPCA AREAS AND PUBLIC R/W OWNED BY CPD-PHASE G LLC LOCATED IN THE TOWN OF MOUNT PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA", dated August 6, 2020, prepared by GPA Professional Land Surveyors, and attached hereto ("Subdivision Plat").

EXHIBIT "C" **DEPICTION OF SIGN EASEMENT AREA**

