

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

AMENDED DECLARATION OF
COVENANTS and RESTRICTIONS
FOR HAMLIN PLANTATION

This Declaration made by Hamlin Plantation, L.L.C. (hereinafter referred to as "Developer").

WITNESSETH:

WHEREAS, the Developer is the owner of the property described on Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Developer heretofore subjected the property on Exhibit A to that certain "Declaration of Covenants and Restrictions for Hamlin Plantation" which was recorded in the Charleston County RMC Office in Book F339 at Page 567 the "Declaration"; and

WHEREAS, the Declaration pertained to that certain subdivision in Mt. Pleasant, South Carolina known as "Hamlin Plantation" (the "Subdivision"); and

WHEREAS, the Developer reserved the right to amend the Declaration and as such to place thereunder the lands known as Hamlin Plantation; and

WHEREAS, the Developer desires to place additional restrictions to that portion of Hamlin Plantation known as Madison at Hamlin Plantation which area is shown on a plat recorded in the RMC Office for Charleston County at Book _____, Page _____; and

NOW, THEREFORE, know all men by these presents that the Developer, for the purpose of accomplishing the objectives more fully stated in the Declaration and for its benefit and benefit of all owners of property in Madison at Hamlin Plantation, does hereby impose the additional restrictions on all lots located in Madison at Hamlin Plantation:

Madison

1. All "For Sale" or "For Sale by Owner" sign design and specifications are required to be of such a design that John Wieland Homes and Neighborhoods and Developer have determined this sign to fit the character of Madison at Hamlin Plantation.

2. Fences will be allowed to be erected starting at the rear corners of the house structure and extend past the sides of the home up to and including the side property lines or what John Wieland Homes and Neighborhoods and Developer deem appropriate for the individual lot.

3. The height of the above-mentioned fence will conform to the design, character, and height as determined by John Wieland Homes and Neighborhoods and Developer including a maximum height of 42" from the adjacent grade with a minimum height of 24" above the adjacent grade. Fencing is permissible upon property approval.

4. John Wieland Homes and Neighborhoods and Developer reserve the right to amend the above changes for Madison at Hamlin Plantation at its discretion for the life of the original Declaration of Covenants and Restrictions.

5. All other restrictions not specified above shall be governed by the original Declaration of Covenants and Restrictions of Hamlin Plantation.

WITNESS the execution hereof this 19th day of FEBRUARY, 2002.

WITNESSES:

William M. Johnson
Deborah M. Hinzdon

HAMLIN PLANTATION, L.L.C.

By: Jeffrey B. Coggin
JEFFREY B. COGGIN, President
The Sintra Corporation
Its: Managing Partner

Michael P. Langelier
Michael P. Langelier

HAMLIN PLANTATION, L.L.C.

By: Michael P. Langelier
MICHAEL P. LANGELIER, President
John Wieland Homes of South Carolina, Inc.
Its: Managing Partner

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within HAMLIN PLANTATION, L.L.C. by JEFFREY B. COGGIN, its Managing Partner sign, seal, and as his act and deed, deliver the within Declaration of Covenants and Restrictions and that he/she with the other witness witnessed the execution thereof.

William M. Johnson

SWORN to before me this 15th day of February, 2002.

Deborah M. Hinzdon
NOTARY PUBLIC/STATE OF SC
My Commission Expires: 3/20/07

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STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within HAMLIN PLANTATION, L.L.C. by Michael P. Lavoie Managing Partner and HAMLIN PLANTATION, L.L.C., by Michael P. Lavoie, its Managing Partner, sign, seal, and as his act and deed, deliver the within Declaration of Covenants and Restrictions and that he/she with the other witness witnessed the execution thereof.

Michael Pater

SWORN to before me this 19 day
of February, 2002.

Kimberly Sheppard
NOTARY PUBLIC/STATE OF SC
My Commission Expires: 9-5-2011



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Haines & McNeill, L.L.P.
P.O. Box 1099
Mt. Pleasant, SC 29465

FILED

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CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

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