

BX C 257PG139

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

MODIFICATION OF RESTRICTIONS

WHEREAS, Parrot Creek Partners, its successors and assigns, is the Declarant under the Declaration of Covenants, Restrictions and Conditions of Parrot Creek ("Declaration") dated August 8, 1986, recorded August 14, 1986, in Book S-156, Page 232, in the RMC Office for Charleston County; and

WHEREAS, these Covenants affect certain real property located on James Island, County of Charleston, South Carolina, and known as Parrot Creek Subdivision; and

WHEREAS, the Declaration may be amended at any time by an instrument signed by at least seventy-five percent (75%) of the owners of lots in Parrot Creek Subdivision during the initial thirty (30) year period; and

WHEREAS, the undersigned are owners of more than seventy-five percent (75%) of the said lots and desire to amend said Declaration.

NOW, THEREFORE, the undersigned owners of lots in Parrot Creek, hereby amend the aforesaid Declaration of Covenants, Restrictions and Conditions of Parrot Creek, dated August 9, 1986, recorded August 14, 1986, in Book S-156, Page 232, RMC Office aforesaid as follows insofar as the said Restrictions apply to the following described lot, to-wit:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, or to be built thereon, situate, lying and being in the County of Charleston, State of South Carolina, and being known and designated as LOT 6, PARROT CREEK SUBDIVISION, as shown on a

*Recorded 7/8/95
by Joe Mendelsohn*

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plat prepared by Harold B. Nielson, Jr., PE and LS., dated April 1, 1987, revised April 23, 1989, and duly recorded in the RMC Office for Charleston County in Plat Book BN, Page 51, 52 and 53. Reference being craved to said plat for a more complete description as to distances, courses, notes and bounds.

That Article VI, Building and Use Restrictions, Section 3, Setbacks and Building Lines, of the aforesaid Declaration of Covenants, Restrictions and Conditions of Parrot Creek, recorded in Book S-156, Page 232, is hereby modified with respect to the above described lot only, to permit the dwelling situate thereon not to be nearer than 24.6' on the front lot line.

This modification of this Restriction with respect to the property hereinabove described shall in no way affect the remaining Restrictions as contained in Book S-156, Page 232.

IN WITNESS WHEREOF, the undersigned Parrot Creek Lot Owners have hereunto set their hands and seals this 21ST day of MAY, 1995.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Frank P. De Taylor
[Signature]
[Signature]
Frank P. De Taylor
Frank P. De Taylor
[Signature]

PARROT CREEK LOT OWNERS

[Signature] Stephen R. Weishuhn
[Signature] Cathy B. Weishuhn
As to Lot # 13
TMS NO: 454-11-00-013
[Signature] Charles W. Long
[Signature] Melody Long
As to Lot # 10
TMS NO: 454-11-00-013