



BP0061156

RMC BK 0061 Pg 156 : pg 1 *

STATE OF SOUTH CAROLINA)
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)
 COUNTY OF CHARLESTON)
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FIRST AMENDMENT TO
 DECLARATION OF COVENANTS AND
 RESTRICTIONS FOR HORSESHOE COVE
 TOWN HOMES

WHEREAS, by instrument entitled "Declaration of Covenants and Restrictions for Horseshoe Cove Town Homes," dated May 3, 2004, and recorded on June 3, 2004, in Book F497, Page 509, in the Office of the RMC for Charleston County ("CCRs"), Horseshoe Cove, LLC and Horseshoe Cove Town Homes Association, Inc., a South Carolina corporation, placed certain covenants and restrictions upon certain property known as Horseshoe Cove Town Homes and shown on a plat recorded in Plat Book AZ, Page 166 in the RMC Office for Charleston County, South Carolina; and

WHEREAS, at a duly called meeting of the Association at which a quorum was present, the owners voted to amend the CCRs by adding a restriction against short-term rentals.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that undersigned Horseshoe Cove Town Homes Association, Inc. hereby covenants and agrees on behalf of all the Owners in Horseshoe Cove and their successors, heirs, assigns, and successors in title as follows:

1. The following shall be added to the CCRs as new Item 13:

"13. RENTAL OF DWELLING UNITS. No dwelling unit may be leased or rented for any period or periods of less than Thirty (30) consecutive days."

2. Except as otherwise modified herein, the Declaration of Covenants and Restrictions for Horseshoe Cove Town Homes shall in all other respects remain unchanged and in full force and effect.

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IN WITNESS WHEREOF, the below named Horseshoe Cove Town Home Association, Inc., has set its hand and seal as of this 5 day of JUNE, 2009.

IN THE PRESENCE OF:

HORSESHOE COVE TOWN HOME ASSOCIATION, INC.

[Signature]
Witness #1

[Signature] (Seal)
By: DOUGLAS L. CARLSON (print name)
Its: President

[Signature]
Witness #2 (can be notary)

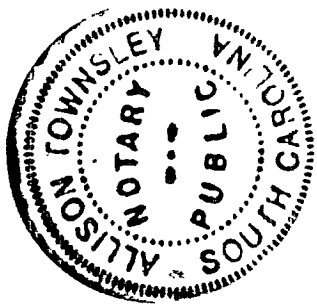
STATE OF South Carolina)
COUNTY OF Charleston)

ACKNOWLEDGMENT

PERSONALLY appeared before me, the undersigned Notary Public, the above-named Horseshoe Cove Town Home Association, Inc., by Douglas Carlson (print name), its President, who acknowledged the due execution of the foregoing First Amendment to Declaration of Covenants and Restrictions for Horseshoe Cove Town Homes, as its act and deed this 5 day of JUNE, 2009.

SWORN to before me this 5 day of JUNE, 2009.

Allison Townsley
Notary Public for State of South Carolina
My commission expires: 9/11/2018



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Charlie Lybrand, Register
Charleston County, SC

MAKER:
HORSESHOE COVE TN AL

RECIPIENT:
HORSESHOE COVE TN

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