



BP0647799

STATE OF SOUTH CAROLINA)
)
)
)
 COUNTY OF CHARLESTON) SECOND 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, the CCRs were amended by instrument entitled "First Amendment to "Declaration of Covenants and Restrictions for Horseshoe Cove Town Homes," dated June 5, 2009, and recorded on June 12, 2009, in Book 0061 at Page 156 in the Office of the RMC for Charleston County ("First Amendment"); and

WHEREAS, at a duly called meeting of the Association at which a quorum was present, the owners voted to further amend the CCRs.

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. Item 13 shall be amended to read as follows:

 "13. RENTAL OF DWELLING UNITS. No dwelling unit may be leased or rented for any period or periods of less than One Hundred Eighty (180) 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.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the below named Horseshoe Cove Town Home Association, Inc., has set its hand and seal as of this 17th day of June, 2017.

IN THE PRESENCE OF:

HORSESHOE COVE TOWN HOME ASSOCIATION, INC.

[Signature]
Witness #1
[Signature]
Witness #2 (can be notary)

[Signature] (Seal)
By: HARRY POLYCARON (print name)
Its: President

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 HARRY POLYCARON (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 17th day of June, 2017.

SWORN to before me this 17th day of June, 2017.

[Signature]
Notary Public for South Carolina
My commission expires: 2/19/2024

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

JENSEN LAW FIRM
 125-G WAPPOO CREEK DRIVE
 CHARLESTON SC 29412

RECORDED		
Date:	June 26, 2017	
Time:	1:54:39 PM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0647	799	Misc/Amend
Charlie Lybrand, Register Charleston County, SC		

Maker:

HORSESHOE COVE TN AL

of Pages:
 # of Sats:
 # of Refs:

Recipient:

N/A

Note:

Recording Fee	\$ 10.00
Extra Reference Cost	\$ -
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 10.00

Original Book:

F497

Original Page:

509

Drawer
 Clerk



0647
Book



799
Page



06/26/2017
Recorded Date



3
Pgs



F497
Original Book



509
Original Page



D
Doc Type



13:54:39
Recorded Time