



STATE OF SOUTH CAROLINA)
)
)
)
 COUNTY OF CHARLESTON) THIRD 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 Register of Deeds for Charleston County (“First Amendment”); and

WHEREAS, the CCRs were further amended by instrument entitled “Second Amendment to Declaration of Covenants and Restrictions for Horseshoe Cove Town Homes,” dated June 17, 2017, and recorded on June 26, 2017, in Deed Book 0647 at Page 799 in the Office of the Register of Deeds for Charleston County (“Second 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 4 shall be amended to increase the initial working capital assessment from \$500.00 to \$1,200.00.

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 8th day of June, 2018.

IN THE PRESENCE OF:

HORSESHOE COVE TOWN HOME ASSOCIATION, INC.

[Signature]
Witness #1

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

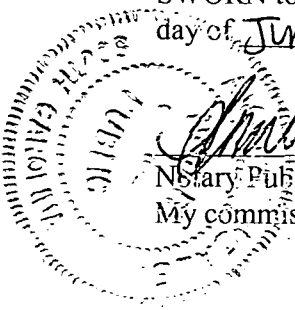
[Signature]
Witness #2 (can be notary)

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 Harry Polychron (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 8th day of June, 2018.

SWORN to before me this 8th day of June, 2018.



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

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

Filed By:

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

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| Elaine H. Bozman, Register Charleston County, SC | | |

MAKER:

HORSESHOE COVE TOWN ETC

RECIPIENT:

N/A

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