

STATE OF SOUTH CAROLINA)
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)
 COUNTY OF CHARLESTON) **AMENDMENT TO DECLARATION OF
 COVENANTS CONDITIONS, EASEMENTS
 AND RESTRICTIONS APPLICABLE TO
 WATER'S EDGE SUBDIVISION**

THIS AMENDMENT to the Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Water's Edge Subdivision dated the 28th day of September, 2004.

WHEREAS, the original Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Water's Edge Subdivision, dated July 27, 1992, were recorded in the RMC Office for Charleston County, South Carolina on July 30, 1992, in Book S-216, at page 89, hereinafter referred to as the "Declaration"; and

WHEREAS, Paragraph 41 of the Declaration provides, in part, that the Declaration may be amended by written instrument signed by seventy-five (75%) percent of the Owners of lots in Water's Edge Subdivision provided, however, that the proposed Amendment shall first be approved by a majority of the Board of Directors of the Association; and

WHEREAS, the amendments set forth below were approved by seventy-five (75%) of the Owners of Lots in Water's Edge Subdivision who signed a written instrument attesting to their assent after such amendments were first approved by a majority of the Board of Directors of the Association.

NOW, THEREFORE, the Declaration is amended as follows:

Paragraph 37 of the Declaration entitled "VIOLATION" is amended by adding the following language, to-wit:

In lieu of the foregoing, the Board of Directors may exercise the following options in order to enforce violations of the covenants and restrictions:

- Step 1. Offense Board or management company reports it.*
- Step 2. Written Reminder mailed first class mail to violating homeowner.
- Step 3. 15 days to appeal/correct (already in place) in writing.
- Step 4. \$25.00 fine if not corrected, notice mailed first class to homeowner.
- Step 5. 10 days to correct.
- Step 6. Additional \$50.00 fine if not corrected, notice mailed first class to homeowner.
- Step 7. 10 days to correct.

- Step 8. Additional \$100.00 fine if not corrected, notice mailed first class to homeowner.
- Step 9. 10 days to correct.
- Step 10. Additional \$200.00 fine if not corrected, mailed first class to homeowner.
- Step 11. 10 days to correct.
- Step 12. Additional \$125.00 fine if not corrected, mailed to homeowner.**

- * The Board can vote to initiate at any step in the process. A vote is not necessary to start fines; fines are automatic if situation is not corrected in initial 15 day window.
- ** The total accumulation of fines for a specific offense shall not exceed \$500.00. This triggers litigation if litigation option not already exercised.
- *** An appeal stop the fining process until the process is resolved.
- **** If violation repeats itself, it starts the fining process all over again.

Paragraph 6 of the Declaration entitled "SWIMMING POOLS, WALLS AND FENCES" is amended by deleting the existing paragraph and adding the following paragraph, to-wit:

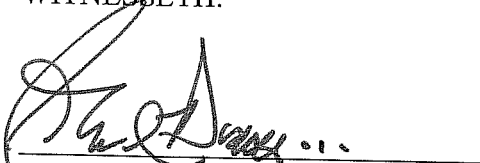
6. SWIMMING POOLS, WALLS AND FENCES

Swimming pools shall not be located nearer than ten feet to any lot line (and must be located in their entirety to the rear of the main dwelling) and shall not project with their coping more than two feet above the established grade of the lot. Boundary hedges may be grown, but not higher than three feet from the street right-of-way to the rear building line. Fences, boundary walls and hedges shall not exceed six feet in height from the rear building line and to the rear property line. All fences must be approved, in writing, by the Architectural Review Board as to the materials, size and location prior to construction.


EXCEPT AS AMENDED HEREIN, all other terms and conditions of the Declaration, as it may have been amended from time to time, shall remain in full force and effect.

WITNESSETH:

WATER'S EDGE HOMEOWNERS ASSOCIATION, INC.



 Staci Stuart

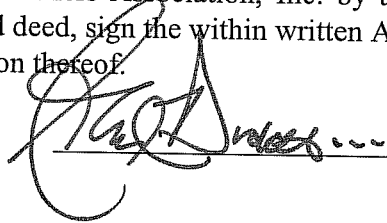
BY: 

 PHYLLIS SABITSCH
 Its: President

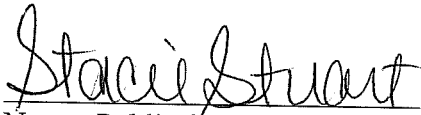
STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY APPEARED before me the undersigned witness, and made oath that (s)he saw the within named Water's Edge Homeowners Association, Inc. by and through Phyllis Sabitsch, its President, sign, seal and as its act and deed, sign the within written Amendment and that (s)he with the other witness witnessed the execution thereof.



SWORN to before me this
28th day of September, 2004.



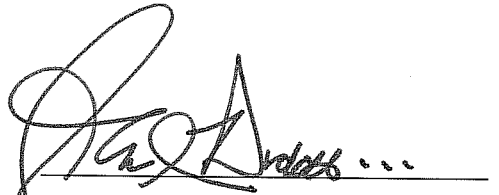
Notary Public for South Carolina
My Commission Expires: 3-20-2005

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

CERTIFICATION

We, the undersigned Phyllis Sabitsch and Ruth Schwinn, as President and Secretary of Water's Edge Homeowners Associations, Inc., respectively, do hereby certify that at a majority of a seventy-five (75%) of the Owners of Lots in Water's Edge Subdivision signed a written instrument approving the foregoing Amendments after the said Amendment were first approved by a majority of the Board of Directors of the Association.

WATER'S EDGE HOMEOWNERS ASSOCIATION, INC.



BY: X Phyllis Sabitsch
PHYLLIS SABITSCH
Its: President

Stacy Stuart



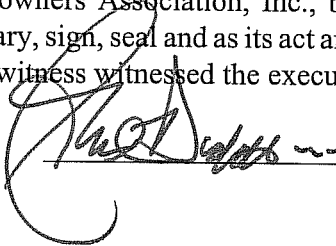
BY: X Ruth Schwinn
RUTH SCWINN
Its: Secretary

Stacy Stuart

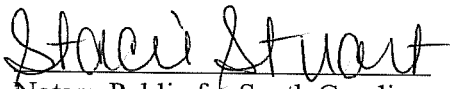
STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY APPEARED before me the undersigned witness, and made oath that (s)he saw the within named Water's Edge Homeowners Association, Inc., by and through Phyllis Sabitsch, its President and Ruth Schwinn, its Secretary, sign, seal and as its act and deed, sign the within written Certification; and that (s)he with the other witness witnessed the execution thereof.



SWORN to before me this
28th day of September, 2004.


Notary Public for South Carolina
My Commission Expires: 3-20-2005