

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MARSH VIEW

THIS THIRD AMENDMENT (the "Amendment") is entered into this 24 day of ~~Feb~~ January, 2018, by the MARSH VIEW HOMEOWNERS ASSOCIATION, INC. (the "Association").

WHEREAS, Portrait Homes-Marsh View Commons, LLC, an Illinois limited liability company executed that certain Declaration of Covenants, Conditions, and Restrictions for Marsh View recorded in the Office of the Register of Mesne Conveyance of Charleston County, South Carolina on April 5, 2006 as Book Number Z578 Page 888, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Marsh View recorded in the Office of the Register of Mesne Conveyance of Charleston County, South Carolina on October 6, 2006 as Book Number D601 Page 876, and as further amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Marsh View recorded in the Office of the Register of Mesne Conveyance of Charleston County, South Carolina on November 21, 2007 as Book Number R644 Page 720 (collectively, the "Declaration");

WHEREAS, pursuant to Article XIII, Section Three of the Declaration, the Declaration may be amended by an instrument signed by not less than sixty-seven (67%) of the Lot Owners;

WHEREAS, this Amendment has been approved in writing by not less than sixty seven (67%) of the Lot Owners.

NOW THEREFORE, the Declaration is hereby amended by this Amendment as follows:

1. Article VII is hereby amended by adding the following to the end of the first paragraph of Article VII:

"Notwithstanding the foregoing, any approval required under this Article VII relating to plans for the construction of new residential units on the Lots shall not be unreasonably withheld, conditioned or delayed by the Board of Directors of the Association or the Architectural Control Committee so long as such plans for the construction of new residential units on the Lots are of substantially similar size, height and exterior finish to the residential units then existing in the Properties."

2. All capitalized terms in this Amendment, to the extent not otherwise expressly defined herein, shall have the same meaning given to such terms in the Declaration.

3. Except as expressly amended herein, the terms and conditions of the Declaration shall continue in full force and effect and are hereby ratified in their entirety.

4. By execution hereof, the undersigned, having been duly sworn, hereby certifies that he/she is the President of the Association and that the foregoing amendments were duly approved by the affirmative vote of Lot Owners representing not less than sixty-seven (67%) of the Lot Owners pursuant to the provisions of Article XIII, Section Three of the Declaration, and shall become effective upon this Amendment being filed of record with the Register of Mesne Conveyance of Charleston County, South Carolina.

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IN WITNESS WHEREOF, the Association has executed this Amendment to the Declaration this 5 day of February, 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

ASSOCIATION:

MARSH VIEW HOMEOWNERS
ASSOCIATION, INC., a South Carolina
nonprofit corporation

[Signature]

Witness Number 1

By: [Signature] (SEAL)

Name: Michael I. Dickson

Title: President

[Signature]

Witness Number 2

STATE OF South Carolina)

COUNTY OF Charleston)

I, Monique Jacovelli, a Notary Public for South Carolina, do hereby certify that Michael Dickson, the President of Marsh View Homeowners Association, Inc., a South Carolina nonprofit corporation, personally appeared before me this day and, having been duly sworn, acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 5 day of February, 2018

Monique Jacovelli (SEAL)

Notary Public for SC

Print Name: Monique Jacovelli

My commission expires: 7-5-2027

