



AFTER RECORDING:

Cross Reference: Book 0711 at Page 773

STATE OF SOUTH CAROLINA)
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)
)
 COUNTY OF CHARLESTON) **FIRST SUPPLEMENT TO THE
 DECLARATION OF COVENANTS,
 CONDITIONS, AND RESTRICTIONS FOR
 FULTON PARK**

THIS FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FULTON PARK (the **Declaration**) is made this 9th day of November, 2018, by Old Georgetown, LLC, a South Carolina Limited Liability Company (the **Declarant**).

WITNESSETH

WHEREAS, the Declarant previously executed and filed that certain Declaration of Covenants, Conditions, and Restrictions for Fulton Park dated April 16, 2018, and recorded in the ROD Office for Charleston County, South Carolina, on April 16, 2018, in Book 0711 at Page 773 (the **Original Declaration**);

WHEREAS, the Original Declaration covered property set forth on a plat recorded on November 28, 1873, in Plat Book B, page 46, in the Charleston County ROD (the **Plat**);

WHEREAS, a subdivision plat was recorded for Phase II on June 5, 2018, in Plat Book L18, pages 0288-0291 (the **Original Plat**);

WHEREAS, the Original Plat was superseded by that certain plat for Phase II recorded on August 31, 2018, in Plat Book L18, pages 0441-0444, in the Charleston County ROD (the **Phase II Plat**);

WHEREAS, Lots 41 and 52 on the Phase II Plat were further subdivided by that certain plat recorded on August 31, 2018, in Plat Book S18, page 0208 in the Charleston County ROD (the **Lots 41 and 52 Subdivision Plat**);

WHEREAS, the Phase II Plat was superseded by that certain plat recorded November 9, 2018, in Plat Book L18, pages 0555-0558, in the Charleston County ROD (the **Corrected Phase II Plat**);

WHEREAS, the Lots 41 and 52 Subdivision Plat was superseded by that certain plat recorded November 9, 2018, in Plat Book S18, page 0254, in the Charleston County ROD (the **Corrected Lots 41 and 52 Subdivision Plat**);

WHEREAS, the Corrected Phase II Plat was superseded by that certain plat recorded November 9, 2018, in Plat Book L18, pages 0559-0562, in the Charleston County ROD (the **Second Corrected Phase II Plat**);

WHEREAS, the Corrected Lots 41 and 52 Subdivision Plat was superseded by that certain plat recorded November 9, 2018, in Plat Book S18, page 0255, in the Charleston County ROD (the **“Second Corrected Lots 41 and 52 Subdivision Plat”**);

WHEREAS, as a result of the property line adjustment in the Phase II Plat and the subsequent subdivision of Lots 41 and 52 which resulted in an extra HOA area, Declarant desires to subject certain property to the Original Declaration;

WHEREAS, pursuant to Article 1.1 (j) of the Original Declaration, the Declarant Control Period is still in effect for Fulton;

WHEREAS, pursuant to Article 2.2(a) of the Original Declaration, the Declarant “shall have the right, without further consent of the Association, or any Owner, to bring within the plan and operation of this Declaration, or consent thereof, the whole or any portion of [...] any other Real Property located in Charleston County, South Carolina”;

WHEREAS, the Declarant does hereby certify this FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FULTON PARK and that the Declarant Control Period is still in effect so that this FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FULTON PARK is authorized by Article 2.2(a) of the Declaration; and

WHEREAS, this FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FULTON PARK is made to subject certain property to the Original Declaration;

NOW, THEREFORE, the Declarant hereby supplements the Original Declaration by this FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FULTON PARK, as follows:

1. This FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FULTON PARK shall be binding and inure to the benefit of all parties, having any right, title, or interest in the Property subject to the Original Declaration or any part thereof, their heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each Owner thereof.
2. Any Capitalized term used herein and otherwise defined shall have the meaning set forth in the Original Declaration.
3. The properties set forth on Exhibit A attached hereto are hereby subjected to the Original Declaration.
4. Except as set forth in this FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FULTON PARK, the Original Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned parties hereby consent to this Declaration and the Exhibits attached hereto this the 9 day of November, 2018.

WITNESSES:

Rachel Meyers

SBJ

OLD GEORGETOWN, LLC,
a South Carolina Limited Liability Company

By: [Signature]
Branko Damjanovic
Its: Managing Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

Personally appeared before me Old Georgetown, LLC, by Branko Damjanovic, its Managing Member, who acknowledged the execution of the foregoing instrument this the 9 day of November, 2018.

[Signature]
Notary Public for South Carolina
My Commission Expires: 01-07-2024

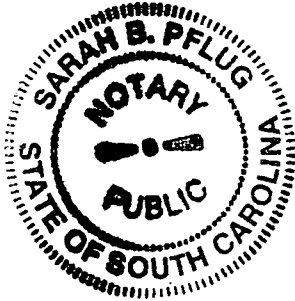


EXHIBIT A

LOT 30:

ALL that certain piece, parcel or lot of land, with the improvements thereon, if any, situate, lying and being in the Town of Mount Pleasant, Christ Church Parish, County of Charleston, State of South Carolina, being shown and designated as “**LOT 30, 6,698 SQ. FT., 0.15 ACRES**”, and shown on that certain plat prepared by Covert Boyd Nelson, SCRLS No. 14813, Atlantic Surveying, Inc., entitled “**FINAL PLAT SHOWING FULTON SUBDIVISION – PHASE II, AND LOT 19 PHASE I, OWNED BY OLD GEORGETOWN, LLC LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA**” dated February 2, 2018, last revised November 8, 2018, and recorded November 9, 2018 in the ROD Office for Charleston County in Plat Book L18, Pages 0559-0562 (the “Plat”); said lots having such size, shape, locations, dimensions, buttings and boundings as will by reference to said Plat more fully and at large appear; the said parcel(s) having such size, shape, locations, dimensions, buttings and boundings as will by reference to said Plat more fully and at large appear. said lot having such size, shape, locations, dimensions, buttings and boundings as will by reference to said Plat more fully and at large appear.

Lot 30: 578-00-00-761

AND

HOA AREA

ALL that certain piece, parcel or lot of land, with all the buildings and improvements thereon, if any, situate, lying and being in the Town of Mount Pleasant, Christ Church Parish, County of Charleston, State of South Carolina, being shown and designated as “**H.O.A. 54,791 Sq. Ft., 1.26 Acres**”, and “**H.O.A. 3,892 Sq. Ft., 0.09 Acres**”, and “**H.O.A. 72,201 Sq. Ft., 1.66 Acres**”, and “**H.O.A. 31,788 Sq. Ft., 0.73 Acres**”, and “**H.O.A. 91,351 Sq. Ft., 2.08 Acres**”, and “**H.O.A. 32,778 Sq. Ft., 0.75 Acres**”, and “**H.O.A., 60,367 Sq. Ft., 1.38 Acres**” and shown on that certain plat prepared by Covert Boyd Nelson, SCRLS No. 14813, Atlantic Surveying, Inc., entitled “**FINAL PLAT SHOWING FULTON SUBDIVISION – PHASE II, AND LOT 19 PHASE I, OWNED BY OLD GEORGETOWN, LLC LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA**” dated February 2, 2018, last revised November 8, 2018, and recorded November 9, 2018 in the ROD Office for Charleston County in Plat Book L18, Pages 0559-0562 (the “Plat”); said lots having such size, shape, locations, dimensions, buttings and boundings as will by reference to said Plat more fully and at large appear; the said parcel(s) having such size, shape, locations, dimensions, buttings and boundings as will by reference to said Plat more fully and at large appear.

TOGETHER WITH

ALL that certain piece, parcel or lot of land, with all the buildings and improvements thereon, if any, situate, lying and being in the Town of Mount Pleasant, Christ Church Parish, County of Charleston, State of South Carolina, measuring and containing 2,330 Sq. Ft., or 0.05 AC, more or less, being shown and designated as “**New Ingress/Egress Easement for Lot 67, 2,330 Sq. Ft. /**

0.05 AC to be maintained by the H.O.A.” and shown on that certain plat prepared by Covert Boyd Nelson, SCRLS No. 14813, Atlantic Surveying, Inc., entitled “PLAT TO SUBDIVIDE LOT 41 (0.18 AC) INTO NEW LOT 41 (0.09 AC.) & NEW LOT 65 (0.09 AC.) AND NEW LOT 52 (0.28 AC.) INTO NEW LOT 52 (0.08 AC.) & NEW LOT 66 (0.07 AC.) & NEW LOT 67 (0.13 AC.) FULTON SUBDIVISION PHASE 2 IN THE TOWN OF MOUNT PLEASANT, PROPERTY OF OLD GEORGETOWN, LLC” dated July 17, 2018, revised August 29, 2018, and recorded November 9, 2018 in the ROD Office for Charleston County in Plat Book S18, Page 0255 (the “Plat”); said lots having such size, shape, locations, dimensions, buttings and boundings as will by reference to said Plat more fully and at large appear.

TMS Number: 578-00-00-053

RECORDER'S PAGE



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

Filed By:

BUIST BYARS & TAYLOR, LLC
 652 COLEMAN BLVD.
 SUITE 200
 MT. PLEASANT SC 29464-4018

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Elaine H. Bozman, Register Charleston County, SC		

MAKER:

OLD GEORGETOWN LLC

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RECIPIENT:

N/A

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