

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, hereinafter referred to as "Declarant" and shall serve as revocation and replacement of Declaration of Covenants, Conditions, Easements and Restrictions heretofore recorded by the Developer on February 19, 1988, in the RMC Office for Charleston County in Book P172 at Page 85.

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in the City of Charleston, County of Charleston, State of South Carolina, which is more particularly described as:

SEE ATTACHED EXHIBIT "A"

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on the all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to Bayview Farms Homeowners Association, Inc. its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely

as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows: All those certain areas designated as "Common Areas" or "Proposed Lake" which appear on the plat referenced on Exhibit "A" attached hereto.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of the development.

ARTICLE II

PROPERTY RIGHTS

Section 1. By the recording hereof the Declarant hereby dedicates to the Bayview Farms Homeowners Association, Inc. all those certain areas designated a "Common Area" or "Proposed Lake" which appear on the plat referenced on Exhibit "A" attached hereto.

Section 2. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such condition as may be agreed to by the members.

No such delegation or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by 2/3rds of each class of members has been recorded.

Section 3. Delegation of Use. Any owner may delegate, in accordance with the By-laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III BK M 178PG406
MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) on August 30, 1996.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be One Hundred and

NO/100 (\$100.00) DOLLARS per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4

shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all lots and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association, shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the

assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 6 percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclosure the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by no-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V

USE RESTRICTIONS AND ARCHITECTURAL REVIEW BOARD

Section 1. Conformity and Approval of Structure. No structure, fence, sidewalk, drive, or other improvement shall be

placed or altered on any Lot except in accordance with the provisions of this Declaration.

Section 2. Architectural Review Board. No building, fence, wall or other structure, and no change in topography, landscaping, grading, filling, or any other item shall be commenced, erected or maintained upon any portion of the Subdivision, including any Common Area, nor shall any exterior addition to or change be made until the plans and specifications (including but not necessarily limited to all elevations, a complete landscaping plan for the Lot and a complete tree survey of the Lot, including any Common Area) showing the grading, filling, nature, kind, size, shape, height, materials, color and location of the same on the Lot or Common Area shall have been submitted to and approved in writing as to the harmony of the external design and location in relation to the surrounding structures and topography by the Architectural Review Board. Any change in exterior appearance of any building, wall, fence or other structural improvements, and any change in the appearance of the landscaping, shall be deemed an alteration requiring approval.

The Architectural Review Board shall be comprised of not less than three (3) representatives to be appointed by the Board of Directors of the Association. The Architectural Review Board may require a reasonable fee of \$75.00 with each request or submission of plans or specifications. The Architectural Review Board shall have the power and authority to adjust the application fee from time to time.

In the event that the Architectural Review Board fails to approve or disapprove or request additional information with respect to any application within thirty (30) days after complete written plans and specifications have been submitted to it, the same shall be deemed approved, and this article shall be deemed to have been fully complied with, provided, however, that no such failure to act shall be deemed an approval of any matters specifically prohibited by any other provisions of this Declaration. Refusal or approval of plans, specifications and plot plans or any of them may be based on any grounds, including purely aesthetic grounds, which in the sole and uncontrolled discretion of the Architectural Review Board may deem sufficient. No member of the Architectural Review Board shall be responsible or liable in any way for any defects in any plans or specifications approved by the Architectural Review Board, nor for any structural defects in any work done according to such plans or specifications approved by the Architectural Review Board. Further, no member of the Architectural Review Board shall be liable for damages to anyone submitting plans or specifications for approval under this Section, or to any Owner of property affected by this Declaration by reason of mistake in judgment, negligence, or non-feasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. Every person who submits plans or specifications to the Architectural Review Board for approval agrees, by submission of such plans and specifications, and every Owner of any Lot agrees, that he will

not bring any action or suit against the Developer, or any member of the Architectural Review Board, to recover for any such damage. No approval of plans, location or specifications shall be construed as representing or implying that such plans, specifications or standards will, if followed, result in a properly designed residence. Such approvals and standards shall in no event be construed as representing or guaranteeing that any residence or improvement thereto will be built in a good workmanlike manner. Neither the Developer, the Association or the Architectural Review Board shall be responsible or liable for any defects in any plan or specification submitted, revised or approved under these covenants nor for any defects in construction pursuant to such plans and specifications. The Owner shall have sole responsibility for compliance with approved plans and does hereby hold Architectural Review Board and the Developer harmless for any failure thereof caused by the Owner's architect or builder.

Section 3. Objectives of the Architectural Review Board.

Architectural and design review shall be directed towards attaining the following objectives for the Subdivision:

(1) Preventing excessive or unsightly grading, indiscriminate earth moving or clearing of property, removal of trees and vegetation which could cause disruption of natural water courses or scar natural land forms.

(2) Insuring that the location and configuration of structures are visually harmonious with the terrain, with the vegetation of the Lot or Common Areas and with surrounding Lots

and structures, and does not unnecessarily block scenic views from existing structures or tend to dominate any general development or natural landscape.

(3) Insuring that the architectural design of structures and their materials and colors are visually harmonious with the Subdivision's overall appearance, history and cultural heritage, with surrounding development, with natural land forms and native vegetation, and with development plans, officially approved by the Owner, or any governmental or public authority, if any, for the areas in which the structures are proposed to be located.

(4) Insuring the plans for landscaping provide visually pleasing settings for structures on the Lots and Common Areas and on adjoining or nearby Lots which blend harmoniously with the natural landscape.

(5) Insuring that any structure, building or landscaping complies with the provisions of these covenants.

(6) Promoting building design and construction techniques that respond to energy consumption and environmental quality considerations such as heat loss, air emissions and run-off water quality.

Section 4. Residential Use of Lots. All Lots shall be used for single-family residential purposes exclusively. No structures, except as hereinafter provided, shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached single-family dwelling and such accessory structures as may be approved by the Architectural Review Board, provided, however, that nothing contained herein shall be construed to

prevent the Developer from maintaining one or more model homes and/or sales offices in the Subdivision for the purpose of selling Lots or other property in or near the Subdivision.

Section 5. Setbacks and Building Lines. Each dwelling which shall be erected on any Lot shall be situated on such Lot in accordance with the building and setback codes of the City of Charleston, South Carolina. However in each case individual setbacks and sidelines must be approved by the Architectural Review Board for its aesthetic value and the Architectural Review Board may require a more stringent setback so long as the required setback does not violate the setback requirements of the City of Charleston, South Carolina. In addition, no portion of any house shall be placed less than 20 feet from any street nor less than 7.5 feet from any side lot line, nor less than 15 feet from the water line and any lake, nor within any "critical area" as established by the South Carolina Coastal Council. The Architectural Review Board shall have the power and authority to promulgate and publish setback requirements for each Lot. In certain cases, the Architectural Review Board may require an Owner to seek a variance from the City of Charleston, South Carolina, if necessary, to protect important trees, vistas or to preserve aesthetic value.

Section 6. Size Requirements. The living space of the main structure on any Lot shall not be less than 1500 square feet of heated living space. Houses of less than the stated minimum living space may be approved by the Architectural Review Board if in the opinion of the Architectural Review Board the design and

construction of the house would be in keeping with the adjoining properties and the lowering of the minimum living space requirement for such Lot would not depreciate the value of the adjoining properties subject to this Declaration, provided, however, the Architectural Review Board shall have no authority to permit the construction of any house of less than 1,400 square feet of living space.

Section 7. Landscaping. All yard areas must be seeded. A landscaping plan containing a minimum of two (2) trees and basic shrubbery must be submitted to the Architectural Review Board for approval at the same time Plans and Specifications are submitted.

Section 8. Tree Removal. No trees or bushes of any kind having a diameter of six (6") inches or more (measured from a point two (2') feet above the ground level) shall be removed from any Lot or Common Area without the express written authorization of the Architectural Review Board. The Architectural Review Board shall further have the authority to require any person removing a tree in violation of this clause to replace same at such Owner's cost. The Architectural Review Board reserves the right to have specimen trees preserved and to have site planning provide for their preservation.

Section 9. Fences. No fences whatsoever shall be erected or allowed to remain in the Subdivision except as shall be approved by the Architectural Review Board. No fences shall be permitted which obstruct the view of any marsh, stream or other body of water when viewed from inside any adjacent Lot.

Section 10. Prohibition of Open Outdoor Storage. No

junk, debris or materials of any kind shall be stored on a Lot other than in an approved enclosed structure or in a manner that is visible from any other Lot, Common Area, street, easement or amenity area. Firewood, trash cans, and bicycles may be stored outside in side yards or rear yards only, which are not visible from any Common Area or street unless otherwise approved by the Architectural Review Board.

Section 11. Prohibition of Accessory Structures. No

clotheslines, drying yards, dog houses, treehouses, swimming pools, sheds, or any other accessory structure shall be constructed upon any Lot unless approved by the Architectural Review Board prior to installation or construction.

Section 12. Uniform Mail Boxes. All mail boxes located within the Subdivision shall be uniform and shall be provided by the Association. The Association may charge a reasonable fee for the mail boxes as may be determined by its Board of Directors. at an initial cost of \$100.00, subject to the right of the Association to increase the cost in the future.

Section 13. Garages. All Lots shall have a enclosed garage for two (2) cars, unless otherwise approved by the Architectural Review Board. All driveways and entrances to garages shall be of a substance approved in writing by the Architectural Review Board and of a uniform quality. The entrance to the garage shall not face the street unless specifically approved by the Architectural Review Board. There shall be no overnight parking on the street or the lawn unless

the Association shall determine otherwise.

Section 14. Additional Restrictions for Lots or Common Areas Fronting Lakes and Marsh.

(a) No foliage or vegetation on lakes or marsh shall be removed or altered without permission of the Architectural Review Board.

(b) A lake or marsh Owner shall maintain and mow the area between the Lot line and the lake or marsh even though such area may be owned by the Association or others.

(c) No dock, pier, or wharf shall be constructed on any lake and no dock, pier, or wharf shall be constructed on the marsh without the approval of the Architectural Review Board. In order to obtain such approval, it will be necessary to submit plans specifying the location, color, height, finish and other details of such proposed facility. The Architectural Review Board shall have the right to require uniformity of design and to require submission of approved designs for docks, piers, or wharfs. The Architectural Review Board has the right to disapprove such plans on any grounds including aesthetic consideration. Any approved dock, pier, or wharf must be well maintained by the Owner and, if not maintained as required, enforcement of this requirement may be enforced as provided herein in cases of violations of these covenants.

(d) The Association shall have the authority, subject to the approval of the Architectural Review Board to build bridges and walkways around the lakes or on the Common Areas.

(e) No water vehicles shall be permitted in the lakes

without approval of the Association.

(f) No waste, garbage, or waste water are to be discharged, dumped or otherwise placed in the lakes.

(g) Fishing will be allowed only in accordance with the rules to be established by the Association.

(h) Swimming, bathing or wading in the Lakes is prohibited.

(i) The Association shall have the authority to establish fines and regulations governing the lake and all other Common Areas.

Section 15. Sign Controls. No signs of any character shall be erected on any Lot or displayed to the public on any Lot or Common Area except "For Sale" sign or signs indicating the name of one contractor only (not subcontractors) during the period of sale or construction only, provided said signs (a) shall not exceed nine square feet in size, (b) shall only refer to the premises on which displayed, (c) shall be located within 15 feet of the main structure but no less than 25 feet from the front street right of way, and (d) shall not exceed more than one per Lot. This restriction shall not apply to signs used to identify and advertise the Subdivision as a whole, nor to signs for selling Lots during the development and construction period, which period shall not exceed twenty (20) years from the date hereof, provided such signs are approved by the Architectural Review Board. Also the provisions of this Section shall not apply to anyone who becomes the Owner of any Lot as purchaser at a judicial or foreclosure sale conducted with respect to a first mortgage or as transferee pursuant to any proceeding in lieu

thereof.

Section 16. Water Systems. No individual water supply system shall be permitted upon any Lot with the exception of a shallow well to be used for irrigation purposes only, which shallow well shall be approved in writing in all respects, including the pump and the covering or screen thereof and method of operation by Architectural Review Board, prior to installation. The Owner shall be responsible for connecting the Lot to the central water system, including payment of all tap-in and meter fees in connection therewith.

Section 17. Sewer System. No surface toilets or septic tanks are permitted in the Subdivision. Plumbing fixtures, dishwashers, toilets or sewage disposal systems shall be connected to the central sewer system of the Subdivision. The Owner shall be responsible for connecting the Lot to the central sewer system, including payment of all tap-in and meter fees in connection therewith.

Section 18. Exclusion of Above Ground Utilities. All electrical service, wires, pipes, lines, telephone, cable television (CATV) lines and utility services of any type shall be placed in appropriate conduit underground and no outside electrical lines shall be placed overhead unless approved by the Architectural Review Board. No exposed or exterior radio or television transmission or receiving antenna shall be erected, placed or maintained on any part of the Subdivision except those facilities approved by the Architectural Review Board. Provided, however, that the normal service pedestals, etc., used in

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conjunction with such underground utilities shall be permitted within the Subdivision. Overhead utilities shall be permitted during the construction period and until utility companies can place them underground.

Section 19. Communication System. There shall not be permitted or maintained any type of radio or communications system antenna (other than normal receive-only radio antennas) or satellite dish on any exterior portion of a dwelling or on any Lot unless approved by the Architectural Review Board.

Section 20. Timely Construction Progress. Once construction of improvements on a residence is started on any Lot, the improvements must be substantially completed within twelve (12) months from commencement of construction and all landscaping must be completed within ninety (90) days after completion of the improvements or residence. All construction sites must be maintained in an orderly fashion and all construction debris must be placed in a trash container or removed within forty-eight (48) hours.

Section 21. Re-Building Requirement. Any dwelling or out-building on any Lot which may be destroyed in whole or in part by fire, windstorm or for any other cause or act of God must be rebuilt or all debris removed and the Lot restored to a natural condition with reasonable promptness, provided, however, that in no event such debris remain longer than three (3) months.

Section 22. Elevation and Drainage Changes. No changes in the elevation, topography or drainage characteristics of the Subdivision shall be made on the premises without the prior

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written approval of the Architectural Review Board nor shall any fill be used to extend any property beyond any boundary line of any waterfront property.

Section 23. Replatting of Lots. No Lot shall be subdivided by an Owner, or its boundary lines changed, except as herein provided. Property lines between Lots may be adjusted and modified with the consent of the Adjacent Owners and the Architectural Review Board.

Section 24. Prohibition Against Business Activity. No business activity, including but not limited to, a rooming house, boarding house, gift shop, antique shop, professional office or beauty/barber shop or the like or any trade of any kind whatsoever shall be carried on upon or in any Lot. Provided, however, that nothing contained herein shall be construed so as to prohibit home occupations (i.e. any occupation on a Lot and clearly incidental thereto, carried on by a member of the family resident of the premises is employed, so long as no stock in trade is kept or commodities sold, no mechanical equipment is used except such that is normally used for family, domestic, or household purposes, and there is no exterior indication that the building is being used for any purpose other than a dwelling), or the construction of houses to be sold on said Lots or the showing of said Lot for the purpose of selling or leasing Lot in the Subdivision. Nothing herein shall be construed to prevent the Developer from erecting, placing or maintaining signs, structures and offices as it may deem necessary for its operation and sales and lease or management of Lots in the Subdivision. Provided,

however, that nothing herein contained shall prevent the Developer from erecting and maintaining sales and marketing signs in Common Areas or on other property owned by Developer.

Section 25. Prohibition Against Time-Sharing. No Lot or structure shall be "time shared", as defined by the statutory provisions regulating Vacation Time Sharing Plans, S.C. Code Ann. Sections 27-32-10 et seq. (1986 Supp.), as the same may be amended from time to time.

Section 26. Temporary Structures. No structure of a temporary character shall be placed upon any Lot at any time, provided, however, that this prohibition shall not apply to shelters approved by the Developer and used by a contractor during construction of a house, it being clearly understood that the latter temporary shelters may not, at any time, be used for residence or permitted to remain on the Lot after completion of construction. No trailer, mobile home, double-wide, park model trailer, motor home, tent, barn, bus, or other similar vehicle, out-building or structure shall be placed on any Lot or on any portion of the Common Areas at any time either temporarily or permanently.

Section 27. Mining and Drilling Prohibition. No oil or natural gas drilling, refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, and no derrick or other structure designed for use in boring for oil or natural gas shall be stored, erected, maintained, or permitted in the Subdivision.

Section 28. Junk or Disabled Vehicles. No stripped, partially wrecked, unlicensed or invalidly licensed, disabled or junk motor vehicle, or part thereof, shall be permitted to be parked or kept in the Subdivision.

Section 29. Prohibited Vehicles. The Association shall have the authority to prohibit or regulate the use or maintenance or storage of motorcycles, campers, trailers, trucks, commercial vehicles, boats or boat trailers in the Subdivision.

Section 30. Pets. The Association shall promulgate rules and regulations concerning pets in the Subdivision, including regulations relating to the number, type, noise, odor and restraint of such pets.

Section 31. Nuisances. No noxious or offensive activity shall be carried on upon or in any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or a nuisance. No trash, leaves or rubbish may be burned on any Lot or within the Subdivision nor shall there be maintained anything of any sort, the normal activities or existence of which is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of other property in the Subdivision by the Owner thereof.

Section 32. Special Hazards. Each Owner accepts and assumes all the risks and hazards of ownership or occupancy attendant to the ownership of such Lot, including but not limited to its proximity to any recreational facility or Common Area or

the marsh and other bodies of water. Specifically, the Developer does hereby disclaim any and all liability for any property damage or personal injury resulting from erosion along the bank of the marsh, and all ditches, streams, lakes, lakes or other bodies of water or watercourses located in the Subdivision.

Section 33. Ponds and Lakes. The lakes within the Subdivision are not designed for boating, swimming or bathing purposes and the same is prohibited unless authorized by the rules of the Association. No docks, landings or other structures may be located in or adjacent to any lake without the prior written consent of the Architectural Review Board. Fishing shall be permitted within the ponds from the Homeowner's access and maintenance easement areas designated on the Subdivision Plat if authorized by the rules of the Association so long as all regulations of the South Carolina Wildlife and Marine Resources Department and the Association, as the same may be changed from time to time, are strictly observed. All property Owners adjacent to the lakes and lakes shall be prohibited from using insecticides, pesticides and other hazardous materials within twenty-five (25') feet of such lakes.

Section 34. Perimeter Access. There shall be no access to any Lot on the perimeter of the Subdivision except from designated roads within the Subdivision, provided, however, that Developer reserves the right to construct and operate temporary construction roads during the construction and development period.

Section 35. Rental Period. No Owner shall lease or rent any Lot more than three (3) times in any given twelve month period.

ARTICLE VI

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidity of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety (90%) percent of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

Section 4. Annexation.

(a) The Developer reserves the option to annex the additional real property described in Exhibit "B" attached hereto to the Properties provided

(i) The additional properties and any improvements developed therein and any dwellings constructed thereon will be subject to the standards and restrictions set forth herein;

(ii) The additional properties shall be annexed within seven (7) years of the date hereof;

(iii) The annex of the additional properties shall be subject to the approval of the Veterans Administration.

(b) Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

Section 5. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, an amendment of this Declaration of Covenants, Conditions and Restrictions.

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IN WITNESS WHEREOF, the undersigned, being the Declarant
herein, has hereunto set this hand and seal this 24 day of
August, 1988.

Bayview Farms Associates Limited
Partnership, a North Carolina
Limited Partnership

By: Landura Group, Inc.

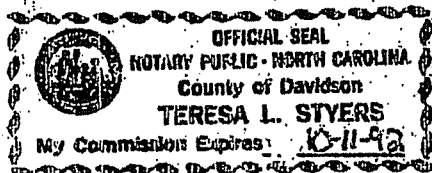
William R. Ogden Jr.
Witness
Ed L. L. Jr.
Witness

Ronald J. Midura
by: Ronald J. Midura
its: President

Personally appeared before me, the undersigned witness
who, on oath, says that he saw the within named Bayview Farms
Associates Limited Partnership, a North Carolina Limited
Partnership by Landura Group, Incorporated, its General
Partner, by Ronald J. Midura its President sign the within
declaration and that he with the other witness witnessed the
execution thereof.

Teresa L. Styers
Notary

William R. Ogden Jr.
Witness



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EXHIBIT "A"

All that certain piece, parcel or tract of land, situate, lying and being on James Island, in the City and County of Charleston, State of South Carolina, known as Bayview Farms, and being shown and delineated on a Plat of Bayview Farms, prepared by Wilbur Smith and Associates, Inc. dated December 7, 1987 and recorded in the Office of the Register of Maine Conveyances for Charleston County in Plat Book 80, Pages 132, 133 and 134.

EXHIBIT "B"

Being a portion of the property conveyed to Landura Group, Inc. by deed of James F. Schaffor, dated September 22, 1986, and recorded September 23, 1986, in the office of the RMC for Charleston County in Deed Book U157 at Page 769; and by deed of Christopher Davis King and Marion Bee King, dated September 22, 1986 and recorded September 23, 1986, in Deed Book U157 at Page 286.

The above property is shown and designated a "future development" on a plat entitled "Subdivision Plat of: Phasing Plan Bayview Farms, James Island, City of Charleston, Charleston County, S.C." which plat is recorded in the RMC Office in Charleston County in Plat Book B2 at Page 131.

BK C199PG370

STATE OF SOUTH CAROLINA]
COUNTY OF CHARLESTON]

MODIFICATION OF RESTRICTIONS
BAYVIEW FARMS SUBDIVISION

WHEREAS, by instrument dated August 31, 1988, and recorded in the RMC office for Charleston County in Book M178 at Page 403 Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, did make certain real property in Bayview Farm Subdivision subject to a Declaration of Covenants, Conditions and Restrictions; and

WHEREAS, pursuant to Article VI, Section 3, of said covenants and restrictions they may be amended during the first twenty year period by instrument signed by 90% of the lot owners; and

WHEREAS, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership and the other signators hereto represent the owners of more than 90% of the lots in Bayview Farms Subdivision and are desirous of amending Article V, Section 6 of said covenants and restrictions;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Article V, Section 6 of aforementioned declaration covenants, conditions and restrictions is hereby to read as follows:

"Section 6. Size Requirements. The living space of the main structure of any single story residence shall not be less than 1200 square feet of heated living space. The living space of the main structure of any two story residence shall not be less than 1350 square feet of heated living space. [The remaining provisions of Article V Section 6 are hereby deleted.]

IN WITNESS WHEREOF the parties hereto have set their hands and seals the -- day and month of September hereafter setforth.

IN THE PRESENCE OF:

① William R. Adams Jr
② Sheila Faulkner

Alvin G. Mize
Alvin G. Mize
Alvin G. Mize
Alvin G. Mize
Alvin G. Mize
Alvin G. Mize
Alvin G. Mize
Alvin G. Mize
Alvin G. Mize
Alvin G. Mize
Alvin G. Mize
Alvin G. Mize

BAYVIEW FARMS ASSOCIATES
LIMITED PARTNERSHIP, A NORTH
CAROLINA LIMITED PARTNERSHIP
by: LANDURA GROUP, INC.
its: GENERAL PARTNER
① Ron G. Midura ② 9/20/90
by: Ron G. Midura Date
its: President

JIM BECKHAM HOMES, INC.

James B. Beckham ② 8/2/90
by: James B. Beckham Date
its: President

Willie N. Williams ② 7-13-90
Owner, Lot 75 Date
Willie N. Williams

Louise F. Williams ② 7/13/90
Owner, Lot 75 Date
Louise F. Williams

Elaine Sweetman ② 8-8-90
Owner, Lot 22 Date
Elaine Sweetman

Keith A. Wilson ② 8/8/90
Owner, Lot 5 Date
Keith A. Wilson

Tom Langford ② 8/8/90
Owner, Lot 7 Date
Tom Langford

Edward L. Green ② 8/8/90
Owner, Lot 2 Date
Edward L. Green

Jim Beckham a/k/a James B. Beckham ② 8/8/90
Owner, Lot 78 Date
Jim Beckham a/k/a James B. Beckham

David W. Gray ② 8/8/90
Owner, Lot 18 Date
David W. Gray

Daniel J. Sullivan ② 12/6/90
Owner, Lot 16 Date
Daniel J. Sullivan

Mary T. Sullivan ② 12/6/90
Owner, Lot 16 Date
Mary T. Sullivan

[Handwritten signatures and names, mostly "Alvin G. Mize"]

Margaret Green Owner, Lot 2 Mary Ann Green	12/6/90 Date
Annette S. Walker Owner, Lot 29	12/6/90 Date
Annette S. Walker R. Scott Hollar Owner, Lot 19	12/6/90 Date
R. Scott Hollar David M. Walker Owner, Lot 24	12/6/90 Date
Lois M. Wilson Owner, Lot 5	12/6/90 Date
Lois M. Wilson Elizabeth V. Lanford Owner, Lot 4 Elizabeth V. Lanford Julie Riley - Hollar	12/6/90 Date
Julie Riley-Hollar Owner, Lot 19	12/6/90 Date
John Byrnes Owner, Lot 21	12/6/90 Date
John Byrnes Sandra Don Russ Owner, Lot 60	12/6/90 Date
Sandra M. Russ Stephanie Howard Owner, Lot 25	12/6/90 Date
Stephanie Howard Robert Lamer Howard Owner, Lot 25	12/8/90 Date
Robert Lamer Howard Richard A. Childs Owner, Lot 15	12/10/90 Date
Richard A. Childs Beth M. Childs Owner, Lot 15	12/10/90 Date
Beth M. Childs	

BK C199PG373

Alvin G. Mize
James L. Faulkenberry
Alvin G. Mize
James L. Faulkenberry
Alvin G. Mize
James L. Faulkenberry
Alvin G. Mize
James L. Faulkenberry
Alvin G. Mize
James L. Faulkenberry
Alvin G. Mize
James L. Faulkenberry

James Fredericks 12/11/90
Owner, Lot 104 Date
James Fredericks

Dorothy P. Fredericks 12/11/90
Owner, Lot 64 Date
Dorothy P. Fredericks

James L. Faulkenberry 12-11-90
Owner, Lot 41 Date
James L. Faulkenberry

James L. Faulkenberry 12-11-90
Owner, Lot 41 Date
James L. Faulkenberry

Grace K. Wintarop 12-12-90
Owner, Lot 57 Date
Grace K. Wintarop

William Kip Thomas 12/14/90
Owner, Lot 83 Date
William Kip Thomas

Martha B. Thomas 12/14/90
Owner, Lot 89 Date
Martha B. Thomas

Owner, Lot _____ Date _____

Owner, Lot _____ Date _____

Owner, Lot _____ Date _____

Owner, Lot _____ Date _____

Owner, Lot _____ Date _____

Owner, Lot _____ Date _____

BK C199PG374

SIGNATURE PAGE TO MODIFICATION OF BAYVIEW FARMS RESTRICTIONS

IN WITNESS WHEREOF, Karen W. Clay has set her hand and seal this
① 12 day of December, 1990.

IN THE PRESENCE OF:

② Mrs. Lane Clay
③ Norma G. Clay

④ Karen W. Clay
KAREN W. CLAY

STATE OF NORTH CAROLINA

COUNTY OF Currituck

PERSONALLY APPEARED BEFORE ME, the undersigned witness,
who, upon oath, deposes and says that he/she saw the within named
Karen W. Clay sign, seal, and deliver the within instrument
that he/she with the other witness witnessed the same.

SWORN to before me this
⑦ 12 day of December, 1990

⑧ Mrs. Lane Clay

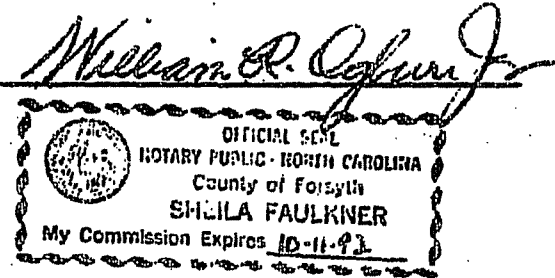
⑨ Norma G. Clay
Notary Public for North Carolina
My commission expires December 31, 1991

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership by Landura Group, its General Partner by Ron J. Midura, its President, sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this
29 day of August, 1990

Sheila Faulkner
Notary Public for North Carolina
My commission expires 10-11-92



STATE OF SOUTH CAROLINA
COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Jim Beckham Homes, Inc. by James B. Beckham its President, sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this
4 day of October, 1990

[Signature]
Notary Public for South Carolina
My commission expires 1-29-96

[Signature]

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Willie J. Williams & Louise E. Williams sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this
4 day of October, 1990

[Signature]
Notary Public for South Carolina
My commission expires 1-29-96

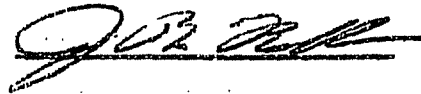
[Signature]

STATE OF SOUTH CAROLINA

COUNTY OF Char

PERSONALLY APPEARED BEFORE ME, the undersigned witness,
who, upon oath, deposes and says that he/she saw the within named
Elaine Sweetman sign, seal, and deliver the
within instrument and that he/she with the other witness
witnessed the same.

SWORN to before me this 1
day of October, 1990



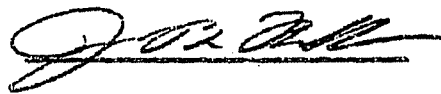
Notary Public for South Carolina
My commission expires 1-29-96

STATE OF SOUTH CAROLINA

COUNTY OF Char

PERSONALLY APPEARED BEFORE ME, the undersigned witness,
who, upon oath, deposes and says that he/she saw the within named
John D. Wilson sign, seal, and deliver the
within instrument and that he/she with the other witness
witnessed the same.

SWORN to before me this 1
day of October, 1990



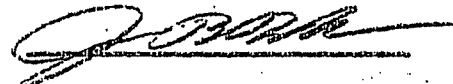
Notary Public for South Carolina
My commission expires 1-29-96

STATE OF SOUTH CAROLINA

COUNTY OF Char

PERSONALLY APPEARED BEFORE ME, the undersigned witness,
who, upon oath, deposes and says that he/she saw the within named
John D. Wilson sign, seal, and deliver the
within instrument and that he/she with the other witness
witnessed the same.

SWORN to before me this 1
day of October, 1990



Notary Public for South Carolina
My commission expires 1-29-96

STATE OF SOUTH CAROLINA

COUNTY OF Char

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Edward E. Allen sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 1 day of October, 1990

Alvin G. MZ

Notary Public for South Carolina
My commission expires 1-22-92

STATE OF SOUTH CAROLINA

COUNTY OF Char

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Tim Beckham aka James B Beckham sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 1 day of October, 1990

Alvin G. MZ

Notary Public for South Carolina
My commission expires 1-22-92

STATE OF SOUTH CAROLINA

COUNTY OF Char

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Dennis W. Chy sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 1 day of October, 1990

Alvin G. MZ

Notary Public for South Carolina
My commission expires 1-22-92

BK C199PG378

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Donald T. Sullivan & Mary T. Sullivan sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 10th
day of December, 19 90

Notary Public for South Carolina
My commission expires 1-29-96

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Hanette S. Wallace & David M. Dalton sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 10th
day of December, 19 90

Notary Public for South Carolina
My commission expires 1-29-96

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Lisa M. Wilson sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 10th
day of December, 19 90

Notary Public for South Carolina
My commission expires 1-29-96

BK C199PG379

STATE OF SOUTH CAROLINA)

COUNTY OF Charleston)

PERSONALLY APPEARED BEFORE ME, the undersigned witness,
who, upon oath, deposes and says that he/she saw the within named
Mary Ann Dean sign, seal, and deliver the
within instrument and that he/she with the other witness
witnessed the same.

SWORN to before me this 10th
day of December, 1982

Clarence R. [Signature]

Notary Public for South Carolina
My commission expires 1-29-84

STATE OF SOUTH CAROLINA)

COUNTY OF _____)

PERSONALLY APPEARED BEFORE ME, the undersigned witness,
who, upon oath, deposes and says that he/she saw the within named
_____ sign, seal, and deliver the
within instrument and that he/she with the other witness
witnessed the same.

SWORN to before me this _____
day of _____, 19____

Notary Public for South Carolina
My commission expires _____

STATE OF SOUTH CAROLINA)

COUNTY OF _____)

PERSONALLY APPEARED BEFORE ME, the undersigned witness,
who, upon oath, deposes and says that he/she saw the within named
_____ sign, seal, and deliver the
within instrument and that he/she with the other witness
witnessed the same.

SWORN to before me this _____
day of _____, 19____

Notary Public for South Carolina
My commission expires _____

BK C199PG380

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named R. Scott Miller & Julie Kiley Miller sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 10th day of December, 1990

[Signature]

Notary Public for South Carolina
My commission expires 1-29-91

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Elizabeth V. Longford sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 10th day of December, 1990

[Signature]

Notary Public for South Carolina
My commission expires 1-29-91

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Donna B. Evans sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 10th day of Dec, 1990

[Signature]

Notary Public for South Carolina
My commission expires 1-29-91

BK C199PG381

STATE OF SOUTH CAROLINA

COUNTY OF Ches

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named James M. Ross sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 10th day of Dec, 1990

Alvin G. Mize

Notary Public for South Carolina
My commission expires 1-29-91

STATE OF SOUTH CAROLINA

COUNTY OF Ches

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Stephen E. Howard & Robert Lane Howard sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 10th day of Dec, 1990

Alvin G. Mize

Notary Public for South Carolina
My commission expires 1-29-91

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Richard A. Chiles & Beth McChlor sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 12th day of December, 1990

Alvin G. Mize

Notary Public for South Carolina
My commission expires 1-29-91

STATE OF SOUTH CAROLINA

BK C199PG382

COUNTY OF Ches

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named James F. Richards & Dorothy F. Richards sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 12
day of Dec, 1990

Alvin B. Mize

Notary Public for South Carolina
My commission expires 1-25-91

STATE OF SOUTH CAROLINA

COUNTY OF Ches

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Robert K. Winthrop sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 12
day of Dec, 1990

Alvin B. Mize

Notary Public for South Carolina
My commission expires 1-29-91

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Prop. Inc. & Chas. by James L. Fullenberry, Pers sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 13th
day of Dec, 1990

Walter L. Rouse
Notary Public for South Carolina
My commission expires 3-20-99

BK C199P6383

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness,
who, upon oath, deposes and says that he/she saw the within named
William K. P. Thomas sign, seal, and deliver the
within instrument and that he/she with the other witness
witnessed the same.

SWORN to before me this 14th
day of December, 1992

Alice G. MZ

[Signature]
Notary Public for South Carolina
My commission expires 9/12/95

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

PERSONALLY APPEARED BEFORE ME, the undersigned witness,
who, upon oath, deposes and says that he/she saw the within named
Maatha B. Thomas sign, seal, and deliver the
within instrument and that he/she with the other witness
witnessed the same.

SWORN to before me this 14th
day of December, 1992

Alice G. MZ

[Signature]
Notary Public for South Carolina
My commission expires 9/12/95

STATE OF SOUTH CAROLINA

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned witness,
who, upon oath, deposes and says that he/she saw the within named
_____ sign, seal, and deliver the
within instrument and that he/she with the other witness
witnessed the same.

SWORN to before me this _____
day of _____, 19____

Notary Public for South Carolina
My commission expires _____

COLES - BENNETT
ATTORNEYS AT LAW

BK C199PG386

made
20.00

FILED, INDEXED & RECORDED

C199-370

90 DEC 18 PM 4: 08

ROBERT N. KING
REGISTER
CHARLESTON COUNTY, S.C.

883
761

STATE OF SOUTH CAROLINA	]	AMENDMENT TO DECLARATION OF
	]	COVENANTS AND RESTRICTIONS
	]	FOR BAYVIEW FARMS SUBDIVISION
	]	ADDING ADDITIONAL PROPERTY TO
COUNTY OF CHARLESTON	]	THE DEVELOPMENT

WHEREAS by instrument dated August 31, 1988 and recorded in the RMC Office for Charleston County in Book M178 at Page 403, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, made certain real property in Bayview Farms Subdivision subject to a Declaration of Covenants, Conditions and Restrictions; and

WHEREAS said Declaration was amended by Modification of Restrictions Bayview Farms Subdivision recorded in the RMC office for Charleston county in Book C199 at Page 370; and

WHEREAS said Declaration was amended by Amendment to Declaration of Covenants and Restrictions for Bayview Farms Subdivision Adding Additional Property to the Development recorded in the Charleston County RMC Office in Book A220 at Page 475; and

WHEREAS said Declaration was amended by Amendment to Declaration of Covenants and Restrictions for Bayview Farms Subdivision Adding Additional Property to the Development recorded in the Charleston County RMC office in Book H249 at Page 764; and

WHEREAS said Declaration was amended by Amendment to Declaration of Covenants and Restrictions for Bayview Farms Subdivision Adding Additional Property to the Development recorded in the Charleston County RMC office in Book J325 at Page 884; and

WHEREAS pursuant to the Declarations of covenants, conditions and Restrictions for Bayview Farms subdivision Article VI, Section 4(A) the Developer, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership reserved the right to add additional property to the Subdivision and subject to the aforementioned Declaration of Covenants, Conditions and Restrictions as amended; and

WHEREAS the Developer desires to add additional property to the Subdivision and Subject to the Declaration of Covenants, Conditions and Restrictions as amended.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the property described in Exhibit A attached hereto is hereby added to Bayview Farms subdivision and made Subject in all respects to the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 31, 1988 and recorded in the RMC Office for Charleston County in Book M178 at Page 403 as amended by Modification recorded in Book C199, page 370 and as amended by Amendment recorded in Book A220 at Page 475, and as amended by Amendment recorded in Book H249 at Page 764, and as amended by Amendment recorded in Book J325 at Page 884.

IN WITNESS WHEREOF, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership by Landura Group, Inc. its general partner has executed the within Declaration this 4th day of May, 2000.

WITNESSED BY

Robert L. Wilson, Jr.
William R. Ruffner

Bayview Farms Associates
 Limited Partnership, a
 North Carolina Limited
 Partnership
 BY: LANDURA GROUP, INC.
 ITS: GENERAL PARTNER

Ron J. Midura
 BY: RON J. MIDURA
 ITS: PRESIDENT

STATE OF NORTH CAROLINA

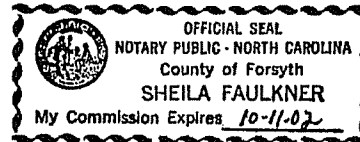
]
]
]

COUNTY OF FORSYTH

The within instrument was acknowledged before me by its maker.

SWORN to before me this
4th day of May, 2000.

Sheila Faulkner
 Notary Public for North Carolina
 My commission expires: 10-11-02



ALL those certain pieces, parcels or lots of land situate, lying and being in the City of Charleston, Charleston County, State of South Carolina, Subdivision of Bayview Farms, Phase V-B, and shown and designated as Lots 17-39, 50-60, 71-80 on a plat entitled, "Subdivision Plat Showing Bayview Farms, Phase V-B, owned by Bayview Farms Associates located in the City of Charleston, Charleston County, S.C." by Kemp C. Ahrens dated October 16, 1999 and recorded in the RMC Office for Charleston County in Plat Book ED, Page 710. Said lots having such actual sizes, shapes, dimensions, buttings and boundings as shown on said plat, reference to which is hereby made for a complete and accurate description.

BKF 347PG209

DODDS & HENNESSY, LLP.
ATTORNEYS AT LAW

mt
lw

FILED

10.00
A

F 347.206
2000 MAY -9 AM 10:26

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

10.00
A

STATE OF SOUTH CAROLINA)
) SECOND MODIFICATION OF RESTRICTIONS
 COUNTY OF CHARLESTON) BAYVIEW FARMS SUBDIVISION

WHEREAS, by instrument dated August 31, 1988, and recorded in the RMC Office for Charleston County in Book M178, Page 403, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, did make certain real property in Bayview Farms Subdivision subject to a Declaration of Covenants, Conditions and Restrictions ("Restrictive Covenants"); and

WHEREAS, the Restrictive Covenants were amended by Modification of Restrictions Bayview Farms Subdivision recorded on December 18, 1990 in Book C199, Page 370 in the said RMC Office ("Modification"); and

WHEREAS, by Amendment to Declaration of Covenants and Restrictions For Bayview Farms Subdivision Adding Additional Property to the Development dated October 23, 1992 and recorded in Book A220, Page 475 in the said RMC Office ("Amendment"), certain properties were added to Bayview Farms Subdivision and made subject in all respects to the Restrictive Covenants; and

WHEREAS, pursuant to Article VI, Section 3, of the Restrictive Covenants, during the first twenty year period, the Restrictive Covenants may be amended by instrument signed by no less than 90% of the Lot Owners, as defined in the Restrictive Covenants; and

WHEREAS, the signatories hereto are desirous of amending the Restrictive Covenants as more fully set forth below; and

WHEREAS, the undersigned, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, is the owner of the property more fully described in Exhibit "A" and is desirous of subjecting the said property, inclusive of lots and common areas, to the Restrictive Covenants as amended by the Modification and the Amendment and the within Second Modification of Restrictions Bayview Farms Subdivision ("Second Modification"), and, pursuant to Article 6, Section 4 of the Restrictive Covenants, additional residential property and Common Area may be annexed to Bayview Farms Subdivision with the consent of two-thirds (2/3rd) of the members of Bayview Farms Homeowners Association, which consent is evidenced by the signatories hereto.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the signatories hereto, being no less than 90% of the Lot Owners in Bayview Farms Subdivision, do hereby amend the Declaration of Covenants, Conditions and Restrictions recorded in Book M178, Page 403 in the RMC Office for Charleston County, South Carolina, as previously amended by Modification of Restrictions Bayview Farms Subdivision recorded on December 18, 1990 in Book C199, Page 370 in

the said RMC Office, and as previously amended by Amendment to Declaration of Covenants and Restrictions For Bayview Farms Subdivision Adding Additional Property to the Development dated October 23, 1992 and recorded in Book A220, Page 475 in the said RMC Office, hereby amend the Restriction Covenants as follows, and Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, for valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, hereby executes the within Second Modification to subject the property more fully described in Exhibit "A" attached hereto to the Restrictive Covenants as modified by the Modification, Amendment and within Second Modification:

1. The recitals set forth above are incorporated herein as if fully repeated herein.
2. The property described in Exhibit "A" and incorporated herein by reference ("Annexed Property") is hereby annexed into Bayview Farms Subdivision and shall be held, sold, and conveyed subject to the Restrictive Covenants as modified by the Modification, Amendment, and within Second Modification, and as may be further modified from time to time, which Restrictions, as amended, shall run with and be binding on the Annexed Property and on all persons or entities having any right, title or interest in the Annexed Property, their heirs, successors and assigns, and shall inure to the benefit of all owners of the Annexed Property.
3. As to the Annexed Property only, Article V of the Restrictive Covenants shall not apply to improvements to be constructed on the lots in the Annexed Property until such time as the said lots with improvements thereon are conveyed by Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, or its successors to the initial purchasers of said lots in the Annexed Property; provided, however, that if Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, sells unimproved lots in the Annexed Property and is not the owner/builder of improvements on any of said lots, such lots shall be subject to all provisions of the Restrictions including but not limited to Article V therein, as amended by Paragraph 4 below.
4. As to the Annexed Property only, Article V, Section 5 is amended to provide for a setback from any side lot line of no less than 5 feet rather than 7.5 feet; provided, however, should Bayview Farms Associates Limited Partnership or its successor convey a completed residence to an initial purchaser that does not meet the setback requirements of this paragraph 4 of the Second

Modification of Restrictions Bayview Farms Subdivision, automatic variance shall be granted from the within setback requirements for the location of the residence as of the day it is conveyed to such initial purchaser and such initial purchaser shall be deemed in compliance with the setback requirements.

EXCEPT AS SPECIFICALLY AMENDED HEREIN, all other terms, conditions and provisions of the Restrictive Covenants, as previously amended by the Modification and the Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF the signatories below have set their hands and seals on the dates more particularly set forth next to their signatures.

IN THE PRESENCE OF:

Bayview Farms Associates
Limited Partnership, a North
Carolina Limited Partnership
By: Landura Group, Inc., its
general parnter

4 R.H. L. Wilson
5 Wyle W. Jay

By: Ron J. Midura
Its: President
Dated: 4/16/99

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

The foregoing instrument was acknowledged before me by Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, by Landura Group, Inc., its general partner, by RON J. MIDURA, its PRESIDENT this 7 16th day of APRIL, 1999.

Sheila Faulkner (SEAL)
Notary Public for NORTH CAROLINA
My Commission Expires: 10-11-02 ⑨

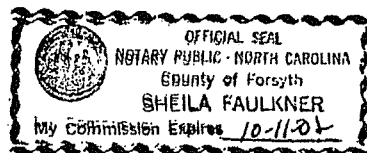


EXHIBIT "A"

All those certain pieces, parcels or lots of land, situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina and shown and designated as Lots 1-16, Lots 40-49 and Lots 61-70 on a plat entitled, "Subdivision Plat Showing Bayview Farms, Phase V-A; Owned by Bayview Farms Associates Located in the City of Charleston, Charleston County, S.C.," by Lawrence J. Kennerty, Jr., PLS which plat is recorded in the RMC Office for Charleston County in Plat Book ED at Page 3; reference to said plat being craved for a more complete and accurate description.

OK V284PG601

STATE OF SOUTH CAROLINA	]	AMENDMENT TO DECLARATION OF
	]	COVENANTS AND RESTRICTIONS
	]	FOR BAYVIEW FARMS SUBDIVISION
	]	ADDING ADDITIONAL PROPERTY TO
COUNTY OF CHARLESTON	]	THE DEVELOPMENT

WHEREAS by instrument dated August 31, 1988 and recorded in the RMC Office for Charleston County in Book M178 at Page 403, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, made certain real property in Bayview Farms Subdivision subject to a Declaration of Covenants, Conditions and Restrictions; and

WHEREAS said Declaration was amended by Modification of Restrictions Bayview Farms Subdivision and recorded in the RMC office for Charleston county in Book C199 at Page 370; and

WHEREAS said Declaration was amended by Amendment to Declaration of Covenants and Restrictions for Bayview Farms Subdivision Adding Additional Property to the Development and recorded in the RMC office for Charleston County in Book A220 at Page 475; and

WHEREAS said Declaration was amended by Amendment to Declaration of Covenants and Restrictions for Bayview Farms Subdivision Adding Additional Property to the Development and recorded in the RMC office for Charleston County in Book H249 at Page 764; and

WHEREAS pursuant to the Declarations of covenants, conditions and Restrictions for Bayview Farms subdivision Article VI, Section 4(A) the Developer, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership reserved the right to add additional property to the Subdivision and subject to the aforementioned Declaration of Covenants, Conditions and Restrictions as amended; and

WHEREAS the Developer desires to add additional property to the Subdivision and Subject to the Declaration of Covenants, Conditions and Restrictions as amended.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the property described in Exhibit A attached hereto is hereby added to Bayview Farms subdivision and made Subject in all respects to the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 31, 1988 and recorded in the RMC Office for Charleston County in Book M178 at Page 403 as amended by Modification recorded in Book C199, page 370 and as amended by Amendment recorded in Book A220 at Page 475, and as amended by Amendment recorded in Book H249 at Page 764.

IN WITNESS WHEREOF, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership by Landura Group, Inc. its general partner has executed the within Declaration this 29th day of MAY, 1997.

WITNESSED BY

William R. Ogburn Jr.
Ray M. Smith

Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership

BY: LANDURA GROUP, INC.
 ITS: GENERAL PARTNER

Ron J. Midura
 BY: RON J. MIDURA
 ITS: PRESIDENT

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

The within instrument was acknowledged before me by its maker.

SWORN to before me this 29th day of May, 1997.

Sheila Faulkner
 Notary Public for North Carolina
 My commission expires: 10-11-97

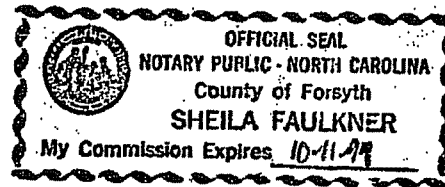


EXHIBIT "A"

ALL those certain pieces, parcels or lots of land situate, lying and being in the City of Charleston, Charleston County, State of South Carolina, Subdivision of Bayview Farms, Phase IV-B, and shown and designated as Lots 107-140, on a plat entitled, "Subdivision Plat Showing Bayview Farms, Phase IV-B, owned by Bayview Farms Associates located in the City of Charleston, Charleston County, S.C." by Lawrence J. Kennerty, Jr., PLS recorded in the RMC Office for Charleston County on February 10, 1997 in Plat Book EB, Page 579. Said lots having such actual sizes, shapes, dimensions, buttings and boundings as shown on said plat, reference to which is hereby made for a complete and accurate description.

DODDS & HENNESSY, LLP.
ATTORNEYS AT LAW

BK V284PG604

FILED

10.10
A

V284-601
97 MAY 30 AM 10:18

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

STATE OF SOUTH CAROLINA]
COUNTY OF CHARLESTON]

AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS
FOR BAYVIEW FARMS SUBDIVISION
ADDING ADDITIONAL PROPERTY TO
THE DEVELOPMENT

WHEREAS by instrument dated August 31, 1988 and recorded in the RMC Office for Charleston County in Book M178 at Page 403, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, made certain real property in Bayview Farms Subdivision subject to a Declaration of Covenants, Conditions and Restrictions; and

WHEREAS said Declaration was amended by Modification of Restrictions Bayview Farms Subdivision and recorded in the RMC office for Charleston county in Book C199 at Page 370; and

WHEREAS said Declaration was amended by Amendment to Declaration of Covenants and Restrictions for Bayview Farms Subdivision Adding Additional Property to the Development and recorded in the RMC office for Charleston County in Book A220 at Page 475; and

WHEREAS pursuant to the Declarations of covenants, conditions and Restrictions for Bayview Farms subdivision Article VI, Section 4(A) the Developer, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership reserved the right to add additional property to the Subdivision and subject to the aforementioned Declaration of Covenants, Conditions and Restrictions as amended; and

WHEREAS the Developer desires to add additional property to the Subdivision and Subject to the Declaration of Covenants, Conditions and Restrictions as amended.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the property described in Exhibit A attached hereto is hereby added to Bayview Farms subdivision and made Subject in all respects to the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 31, 1988 and recorded in the RMC Office for Charleston County in Book M178 at Page 403 as amended by Modification recorded in Book C199, page 370 and as amended by Amendment recorded in Book A220 at Page 475.

IN WITNESS WHEREOF, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership by Landura Group, Inc. its general partner has executed the within Declaration this 24th day of August, 1995.

WITNESSED BY

William R. Ogden
R. M. L. B.

Bayview Farms Associates
Limited Partnership, a
North Carolina Limited
Partnership

BY: LANDURA GROUP, INC.
ITS: GENERAL PARTNER

Ron J. Midura
BY: RON J. MIDURA
ITS: PRESIDENT

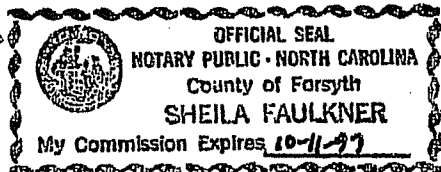
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

The within instrument was acknowledged before me by its maker.

SWORN to before me this
24th day of August, 1995.

Sheila Faulkner
Notary Public for North Carolina
My commission expires: 10-11-97



IX N 280pc266

EXHIBIT "A"

ALL those certain pieces, parcels or lots of land situate, lying and being in the City of Charleston, Charleston County, State of South Carolina, Subdivision of Bayview Farms, Phase IV-A, and shown and designated as Lots 95-106 and 143-160 on a plat entitled, "Subdivision Plat Showing Bayview Farms, Phase IV-A, owned by Bayview Farms Associates located in the City of Charleston, Charleston County, S.C." by Lawrence J. Kennerty, Jr. recorded in the RMC Office for Charleston County on August 24, 1995 in Plat Book EA, Page 744.

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

BK N 280PG267

miss [unclear]
10.00
A

[Handwritten signature]
Wm

FILED

N 280-264
97 FEB 26 AM 9:16

CHARLIE C. LYBRAND
REGISTER
CHARLESTON COUNTY SC

BK A220PG475

Bayview 88-130

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS
FOR BAYVIEW FARMS SUBDIVISION
ADDING ADDITIONAL PROPERTY TO
THE DEVELOPMENT

WHEREAS by instrument dated August 31, 1988 and recorded in the RMC office for Charleston County in Book M178 at Page 403, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership, made certain real property in Bayview Farms Subdivision subject to a Declaration of Covenants, Conditions and Restrictions; and

WHEREAS said Declaration was amended by Modification of Restrictions Bayview Farms Subdivision and recorded in the RMC office for Charleston County in Book C199 at Page 370; and

WHEREAS pursuant to the Declarations of Covenants, Conditions and Restrictions for Bayview Farms Subdivision Article VI, Section 4(A) the Developer, Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership reserved the right to add additional property to the Subdivision and subject to the aforementioned Declaration of Covenants, Conditions and Restrictions as amended; and

WHEREAS the the Developer desires to add additional property to the Subdivision and subject to the Declaration of Covenants, Conditions and Restrictions as amended.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the property described in Exhibit A attached hereto is hereby added to Bayview Farms Subdivision and made subject in all respects to the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 31, 1988 and recorded in the RMC

BK A220PG476

office For Charleston County in Book M137 at Page 403 as amended by
Modification recorded in Book C199 at Page 370.

IN WITNESS WHEREOF, Bayview Farms Associates Limited
Partnership, a North Carolina Limited Partnership by Landura Group,
Inc. its general partner has executed the within Declaration this
23rd day of October, 1992.

WITNESSED BY:

Bayview Farms Associates
Limited Partnership
by Landura Group, Inc. its
general partner

William R. Oghurst
R. Oghurst

Ronald J. Midura
Ronald J. Midura, as
President of Landura Group, Inc.

STATE OF North Carolina
COUNTY OF Forsyth

BEFORE me personally appeared the undersigned witness and made
oath that (s)he saw the within named BAYVIEW FARMS ASSOCIATES
LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP by its
general partner LANDURA GROUP, INC. by Ronald J. Midura its
President, sign, seal, and as its act and deed, deliver the within
written Amendment to Declarations and Covenants for Bayview Farms
Subdivision Adding Additional Property to the Subdivision and that
(s)he with the other witness above subscribed witnessed the
execution thereof.

William R. Oghurst

SWORN to before me this 23rd
day of October, 1992.

Sheila Faulkner

NOTARY PUBLIC FOR

My commission expires: 10-11-97

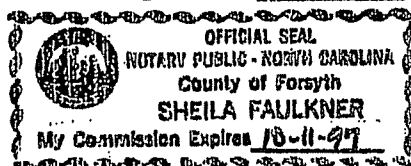


EXHIBIT A

All those certain pieces, parcels or lots of land situate, lying and being in the County of Charleston, City of Charleston, State of South Carolina, Subdivision of Bayview Farms, Phase III, and shown and designated as Lots 80-94 and 161-187 on a plat entitled, "Subdivision plat showing Bayview Farms, Phase III owned by Bayview Farms Associates located in the City of Charleston, Charleston County, South Carolina" by E.C.E.S., Inc. dated February 18, 1992 and revised August 13, 1992 and recorded in the RMC office for Charleston County in Plat Book CJ at Page 101.

DODDS - HENNESSY
ATTORNEYS AT LAW

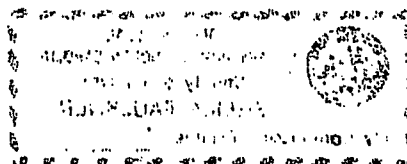
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sent
10.00
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FILED

A220-475
92 NOV -5 AM 9:48

ROBERT N. KING
REGISTER
CHARLESTON COUNTY SC



STATE OF SOUTH CAROLINA)
)
)
 COUNTY OF CHARLESTON)

RESOLUTION OF BAYVIEW FARMS
 HOMEOWNERS ASSOCIATION

WHEREAS, a special vote of the members of the Bayview Farms Homeowners Association was duly held pursuant the By-Laws of the Bayview Farms Homeowners Association; and

WHEREAS, more than ninety (90%) percent of the members of the Bayview Farms Homeowners Association voted to allow the annexation of a 20.18 acre parcel into Bayview Farms Subdivision subject to the terms and conditions set forth in the Second Modification of Restrictions of Bayview Farms Subdivision a copy of which is affixed to the resolution;

THEREFORE, It Is Resolved and approved that a 20.18 acres parcel known as parcel 2, TMS #428-00-00-036, Charleton, SC, and shown on a plat recorded in Plat Book N171 in the RMC Office for Charleston County be annexed into Bayview Farms Homeowners Association subject to the terms and conditions set forth in the Second Modification of Restrictions Bayview Farms Subdivision affixed hereto as it may be amended to annex additional lots within said 20.18 acre parcel as they become subdivided.

AND IT WAS SO RESOLVED!

Bayview Farms Homeowners Association

By: 

Its: President

ATTEST: 

By:

Its: Secretary

26 April, 1999

BK J 325PG889

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

Cons.
Ld

FILED

J 325-884

99 APR 28 AM 10:05

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

11.00
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STATE OF SOUTH CAROLINA]	MODIFICATION OF RESTRICTIONS
]	AS TO LOT 17, PHASE V-B
COUNTY OF CHARLESTON	]	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed setback lines for Lot 17, Phase V-B, Bayview Farms Subdivision; and

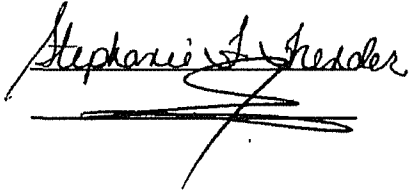
WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the survey of Lot 17, Phase V-B, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the building on Lot 17, Phase V-B, Bayview Farms Subdivision as set forth on the survey attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 27th day of Sept, 2002.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

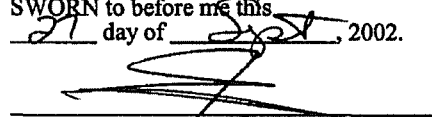


by: 
its: JAMES B. BECKHAM
CHAIRMAN

STATE OF SOUTH CAROLINA]
COUNTY OF CHARLESTON]

THE within instrument was acknowledged before me by its maker.

SWORN to before me this
27 day of Sept, 2002.


Notary Public for South Carolina
My commission expires: 11-22-05

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
P.O. BOX 531 CHARLESTON, S.C. 29402
PHONE: (843) 567-3672

LB N35°08'05"E 34.63'
L9 S56°25'31"W 5.34'

CURVE NO. C15

R = 235.00'
A = 27.83'
Ch = 27.81'
CB = S58°15'28"E

CURVE NO. C16

R = 235.00'
A = 16.96'
Ch = 16.95'
CB = S63°43'02"E

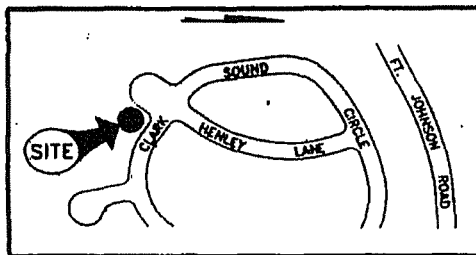
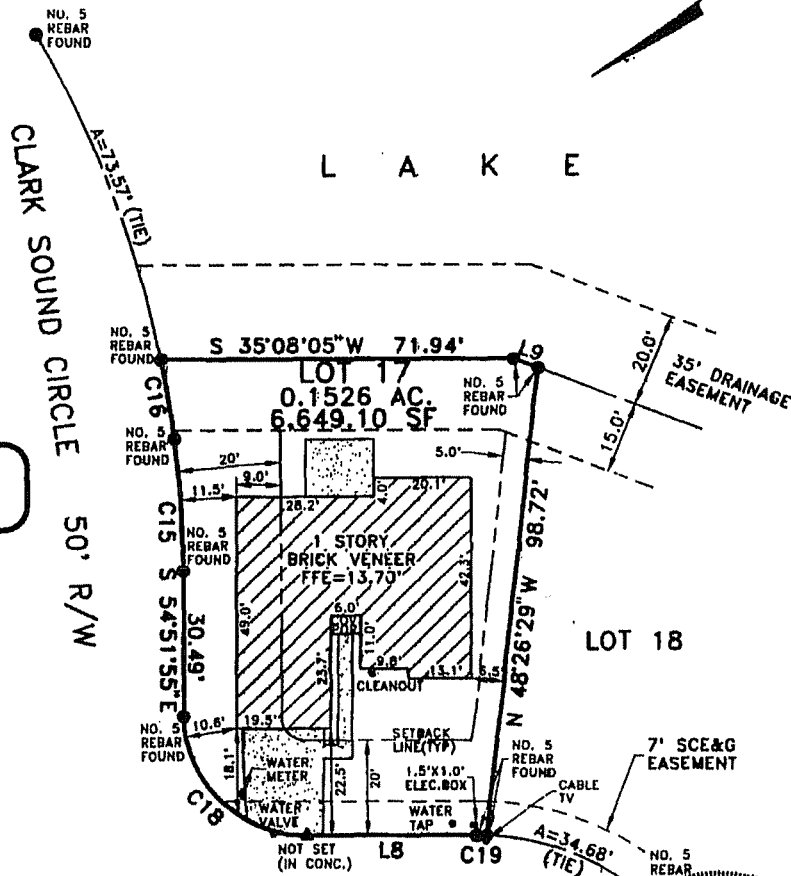
HOUSE ENCROACHES
9.00' INTO SETBACK

CURVE NO. C18

R = 25.00'
A = 39.27'
Ch = 35.36'
CB = N80°08'05"E

CURVE NO. C19

R = 53.50'
A = 1.99'
Ch = 1.99'
CB = N36°12'10"E



LOCATION MAP - N.T.S.

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

CLARENCE S. MATTHEWS S.C. REG. NO. 6536

PLAT OF LOT 17

1578 CLARK SOUND CIRCLE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

DATE: 15 MAY 2000

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E

DATED 11/05/86

ZONE 'A5', (ELEVATION 12 MSL)

TMS 428-13-00-130

REFERENCE: PLAT BY KEMP C. AHRENS
DATED 6/5/1999. RECORDED IN
CHARLESTON COUNTY R.M.C. OFFICE
IN PLAT BOOK ED PAGE 710.

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

Ryd

BK X4206615

FILED

X420-613

2002 OCT -3 AM 11:18

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

misc/mod

10.00

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BKE 415PG296

LEE RE 10664

STATE OF SOUTH CAROLINA	}	MODIFICATION OF RESTRICTIONS
COUNTY OF CHARLESTON	}	AS TO LOT 26, PHASE V-B
	}	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 26, Phase V-B, Bayview Farms Subdivision; and

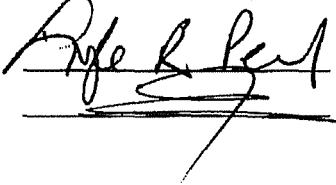
WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the survey of Lot 26, Phase V-B, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the building on Lot 26, Phase V-B, Bayview Farms Subdivision as set forth on the survey attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 31 day of JULY, 2002.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

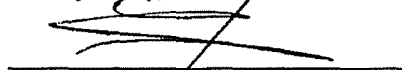


by: 
its: JAMES B. BECKHAM
CHAIRMAN

STATE OF SOUTH CAROLINA }
COUNTY OF CHARLESTON }

THE within instrument was acknowledged before me by its maker.

SWORN to before me this
31st day of July, 2002.


Notary Public for South Carolina
My commission expires: 11-22-05

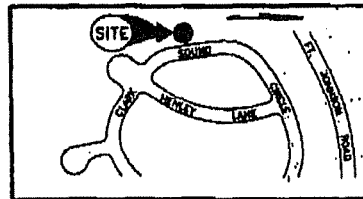
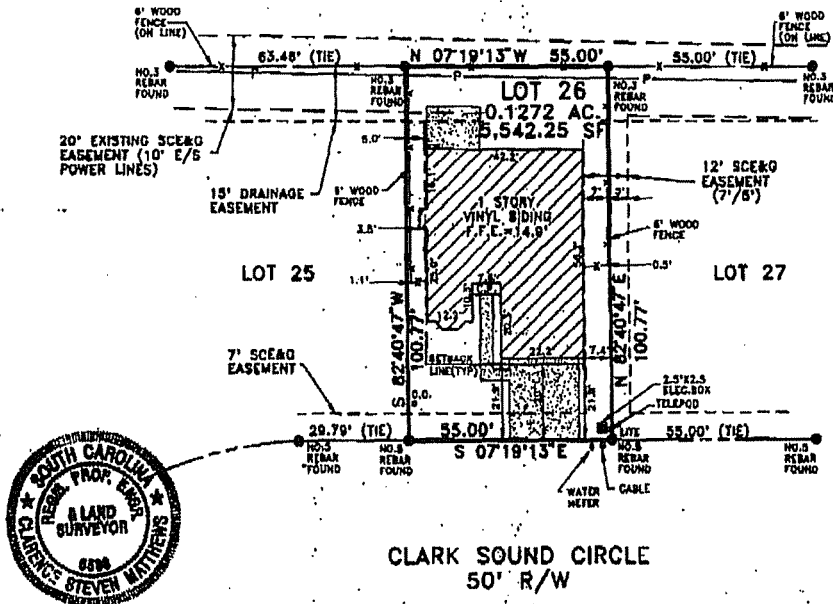


BKE 415PG297

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
 P.O. BOX 531 CHARLESTON, S.C. 29402
 PHONE: (843)567-3872 FAX: (843)567-8785 MOBILE: (843)509-9998

THE REDOUBT FARM
 TMS NO. 428-00-00-013



LOCATION MAP - N.T.S.

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

CLARENCE S. MATTHEWS S.C. REG. NO. 6536

FR 2002-11-11-7002-18100

PLAT OF LOT 26
 1552 CLARK SOUND CIRCLE
 BAYVIEW FARMS
 CITY OF CHARLESTON
 CHARLESTON COUNTY, S.C.

OWNER: LANDURA HOMES, INC.

ABOUT TO BE CONVEYED TO:

DATE: 28 JULY 2002

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E

DATED 11/04/92

ZONE, 'AS', (ELEVATION 12 MSL)

TMS 428-13-00-121

REFERENCE: PLAT BY KEMP C. AHRENS
 DATED 8/5/1999. RECORDED IN
 CHARLESTON COUNTY R.M.C. OFFICE
 IN PLAT BOOK ED PAGE 710.

ME 415PG298

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

OK
C/M

FILED

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2002 AUG 14 AM 10:27

CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

Misc/mod
10.00
C

BK L 414PG396

PLOTKIN RE 106377

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

MODIFICATION OF RESTRICTIONS
AS TO LOT 57, PHASE V-B
BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 57, Phase V-B, Bayview Farms Subdivision; and

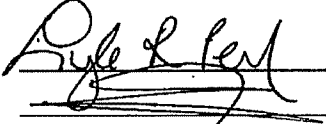
WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the survey of Lot 57, Phase V-B, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the building on Lot 57, Phase V-B, Bayview Farms Subdivision as set forth on the survey attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 31 day of JULY, 2002.

IN THE PRESENCE OF:

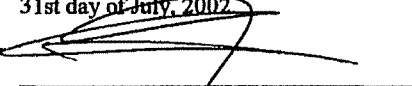
BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD


by: JAMES B. BECKHAM
its: CHAIRMAN

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

THE within instrument was acknowledged before me by its maker.

SWORN to before me this
31st day of July, 2002


Notary Public for South Carolina
My commission expires:

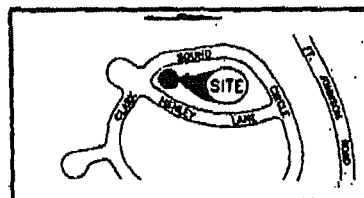
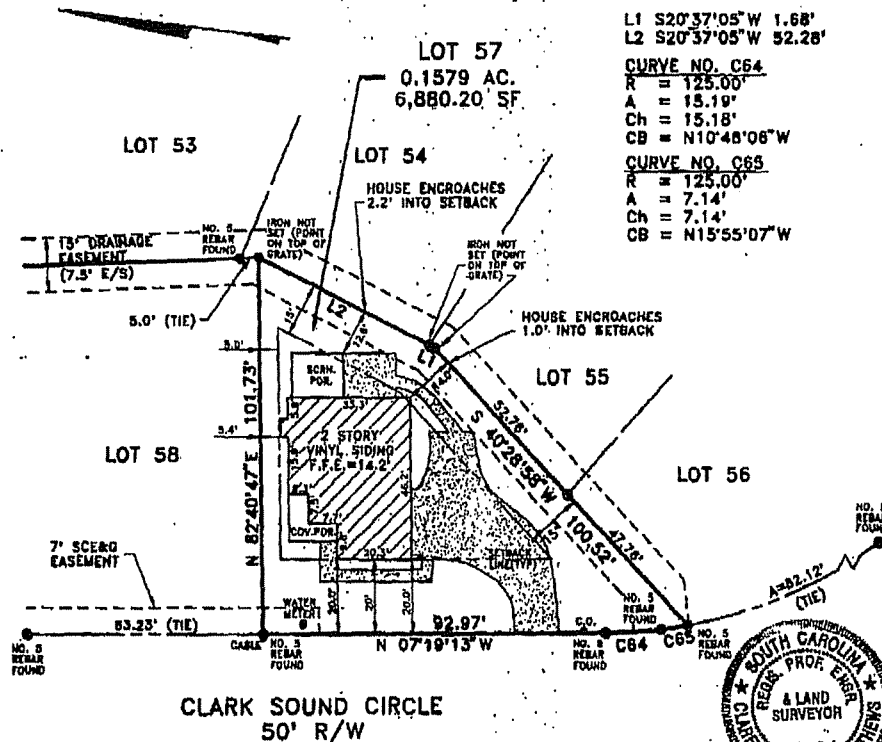
р. 3

plotkin

EX L 414 PG.397

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
P.O. BOX 531 CHARLESTON, S.C. 29402
PHONE: (843)567-3672 FAX: (843)567-6755 MOBILE: (843)508-8890



LOCATION MAP - N.T.S.

1, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR CLASS A SURVEY. THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

CLARENCE S. MATTHEWS S.C. REG. NO. 6536

PLAT OF LOT 57

1561 CLARK SOUND CIRCLE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA HOMES, INC:

1. ABOUT TO BE CONVEYED TO:

DATE: 28 JULY 2002

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E

DATED 11/04/82

ZONE 'A5': (ELEVATION 12 MSL)

TMS 428-13-00-148

REFERENCE: PLAT BY KEMP C. AHRENS
DATED 6/5/1999. RECORDED IN
CHARLESTON COUNTY R.M.C. OFFICE
IN PLAT BOOK ED PAGE 710.

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

DK: L 414 PG 398

mod/mod

10.00
A

FILED

L 414 - 396

2002 AUG -6 AM 11:23

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

DK S392PG856

SMITH RE 10350

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

]]]

MODIFICATION OF RESTRICTIONS
AS TO LOT 1, PHASE I
BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

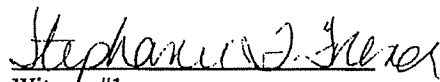
WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed setback lines for Lot 1, Phase I, Bayview Farms Subdivision; and

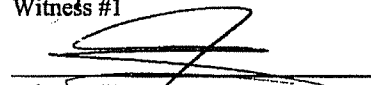
WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 1, Phase I, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 1 Phase I, Bayview Farms Subdivision as set forth on the plat attached hereto.

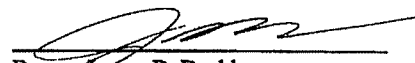
IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this December 28, 2001.

IN THE PRESENCE OF:


Witness #1


Witness #2

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

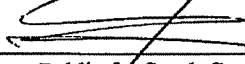

By: James B. Beckham
Its: Chairman

STATE OF SOUTH CAROLINA]
COUNTY OF CHARLESTON]

BK S392PG857

THE within instrument was acknowledged before me by its maker.

SWORN to before me this
28th day of ~~December~~, 2001.

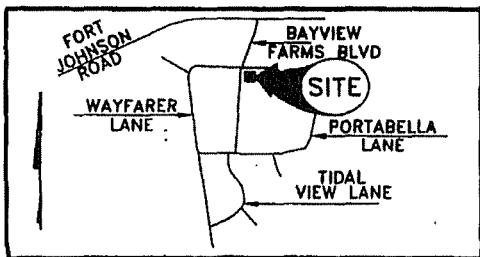
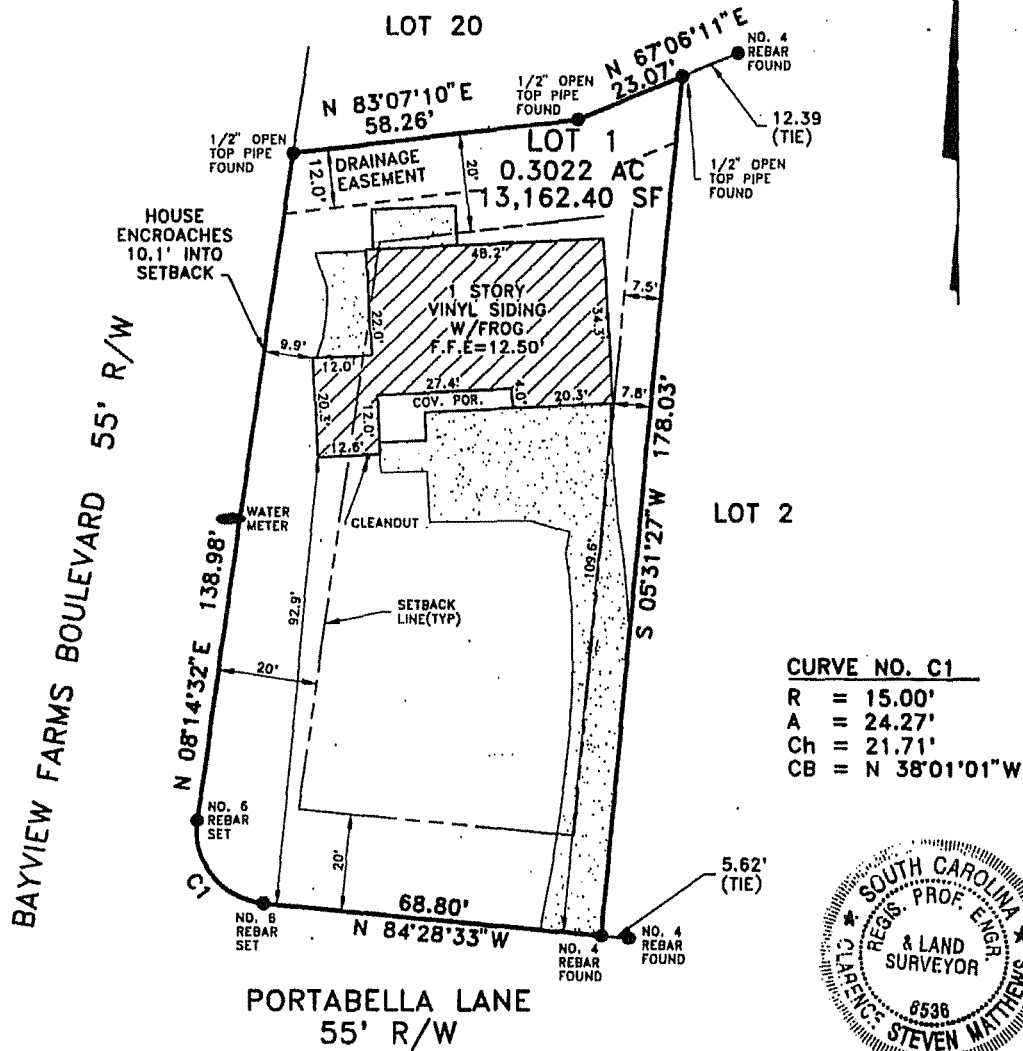


Notary Public for South Carolina
My commission expires: 11-22-05

BK S392PG858

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
P.O. BOX 531 CHARLESTON, S.C. 29402
PHONE: (843)567-3672 FAX: (843)567-6755 MOBILE: (843)509-9998



LOCATION MAP - N.T.S.

PLAT OF LOT 1, PHASE 1
994 PORTABELLA LANE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA HOMES, INC.

ABOUT TO BE CONVEYED TO:

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Clarence S. Matthews
CLARENCE S. MATTHEWS S.C. REG. NO. 6536

DATE: 3 DECEMBER 2001

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E
DATED 04/15/94
ZONE ' A5', (ELEVATION 12 MSL)

TMS 428-14-00-057

REFERENCE: PLAT BY LAWRENCE J. KENNERTY, JR., RLS, DATED 9/7/98. RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK EC PAGE 887.

BK S392PG859

DODDS & HENNESSY, LLP
ATTORNEYS AT LAW

HLZ
LTN

FILED
S392-856
2001 DEC 31 AM 11:50
CHARLES LYBRAND
REGISTER
CHARLESTON COUNTY SC

10.00
A

BK 0 378PG643

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

]

]

]MODIFICATION OF RESTRICTIONS
AS TO LOT 58, PHASE V-B
BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

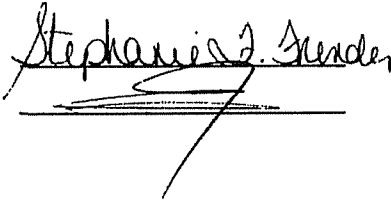
WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed setback lines for Lot 58, Phase V-B, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the survey of Lot 58, Phase V-B, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the building on Lot 58, Phase V-B, Bayview Farms Subdivision as set forth on the survey attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 31st day of July, 2001.

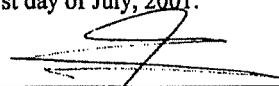
IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD


 by: JAMES B. BECKHAM
 its: CHAIRMAN
STATE OF SOUTH CAROLINA]
COUNTY OF CHARLESTON]

THE within instrument was acknowledged before me by its maker.

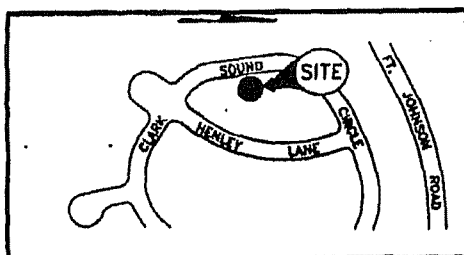
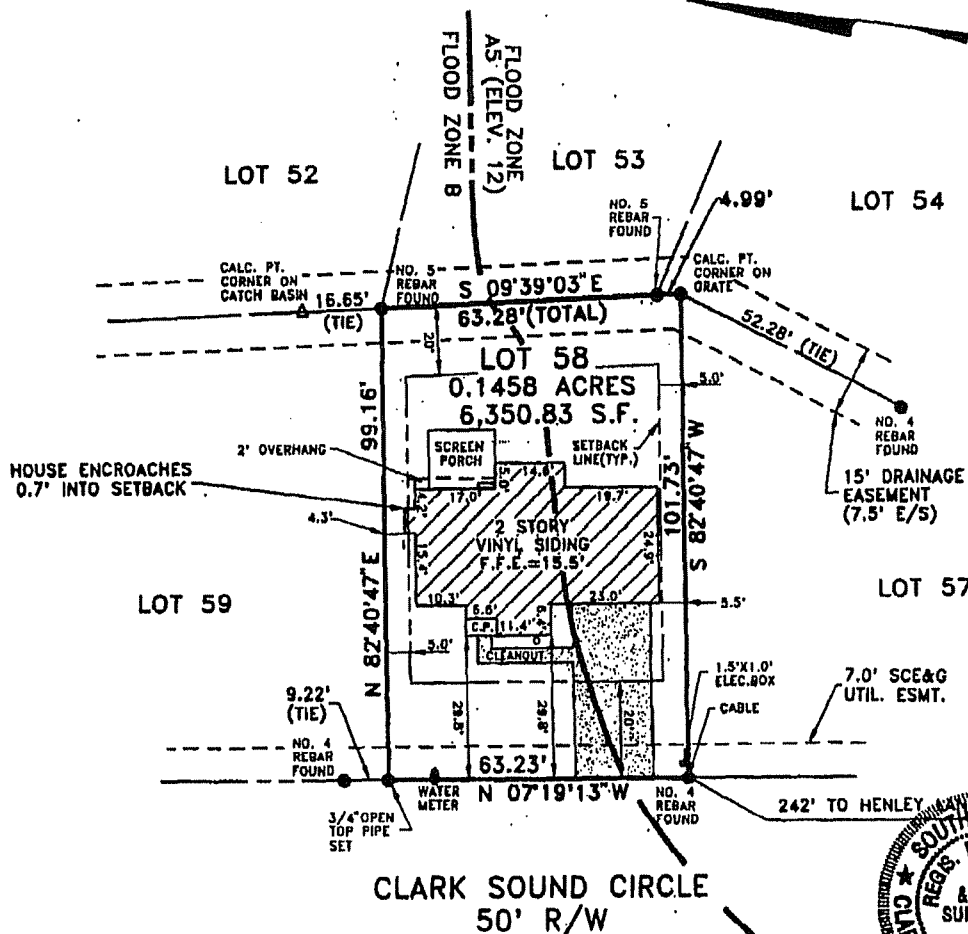
SWORN to before me this
31st day of July, 2001.


 Notary Public for South Carolina
 My commission expires: 11-22-05

BK 0 378PG644

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
 P.O. BOX 531 CHARLESTON, S.C. 29402
 PHONE: (843)567-3672 FAX: (843)567-6755 MOBILE: (843)509-9998



LOCATION MAP - N.T.S.

PLAT OF LOT 58
 1557 CLARK SOUND CIRCLE
 BAYVIEW FARMS
 CITY OF CHARLESTON
 CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

DATE: 9 JULY 2001

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E
 DATED 11/04/92
 ZONE 'A5', (ELEVATION 12 MSL)

TMS 428-13-00-149

REFERENCE: PLAT BY KEMP C. AHRENS
 DATED 6/5/1999. RECORDED IN
 CHARLESTON COUNTY R.M.C. OFFICE
 IN PLAT BOOK ED PAGE 710.

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

CLARENCE S. MATTHEWS S.C. REG. NO. 6536

DN 0 378PG645

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

Ch
HL

FILED

0378-643
2001 AUG -1 PM 12:13

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

mic. / mod

7.00
(2) A

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

] MODIFICATION OF RESTRICTIONS
] AS TO LOT 55, PHASE V-B
] BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 55, Phase V-B, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 55, Phase V-B, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 55 Phase V-B, Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 24th day of October, 2000.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

Witness #1

BY: JAMES B. BECKHAM
ITS AGENT

Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

The within instrument was acknowledged before me by its maker.

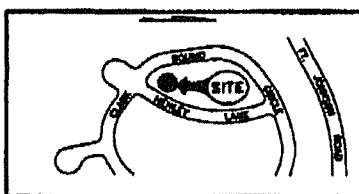
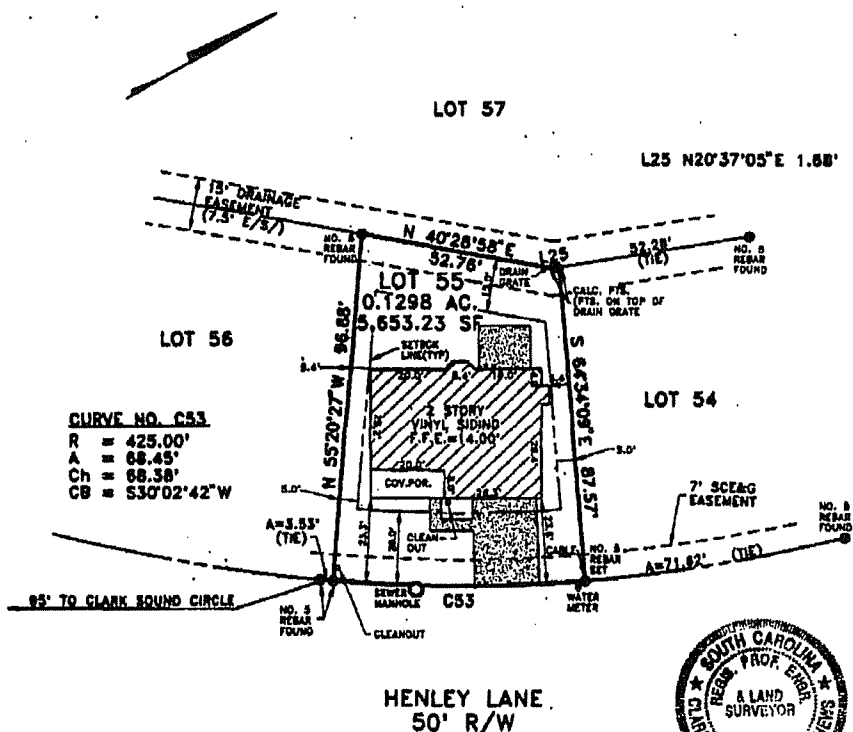
SWORN to before me this
24th day of October, 2000.

Notary Public for South Carolina
My commission expires: 2/12/25

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
 P.O. BOX 531 CHARLESTON, S.C. 29402
 PHONE: (843) 587-3872

BK J 357PG521



LOCATION MAP - N.T.S.

PLAT OF LOT 55
 1721 HENLEY LANE
 BAYVIEW FARMS
 CITY OF CHARLESTON,
 CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

DATE: 13 SEPTEMBER 2000

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E

DATED 11/08/88

ZONE 'A5'. (ELEVATION 12 MSL)

TMS 428-13-00-148

REFERENCE: PLAT BY KEMP C. AHRENS, RLS
 DATED 8/5/1999. RECORDED IN
 CHARLESTON COUNTY R.M.C. OFFICE
 IN PLAT BOOK ED PAGE 710.

I, CLARENCE B. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Clarence B. Matthews
 CLARENCE B. MATTHEWS S.C. REG. NO. 5536

C. J. Manor

BR J 357PG522

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Jal✓

ma
10.00
A

FILED

J357-520
2000 OCT 25 AM 9:44
CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

]]]

MODIFICATION OF RESTRICTIONS
AS TO LOT 23, PHASE V-B
BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 23, Phase V-B, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 23, Phase V-B, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 23 Phase V-B Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 12 day of OCTOBER, 2000.

IN THE PRESENCE OF:

BK X356PG225
BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

Susan Near
Witness #1

Chris R. Haden
Witness #2

[Signature]
by: JAMES B. BECKHAM
AGENT

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by: JAMES B. BECKHAM its: AGENT sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 12 day of OCTOBER, 2000

Susan Near
Witness #1

Chris R. Haden
Notary Public for South Carolina
My commission expires 1/29/09

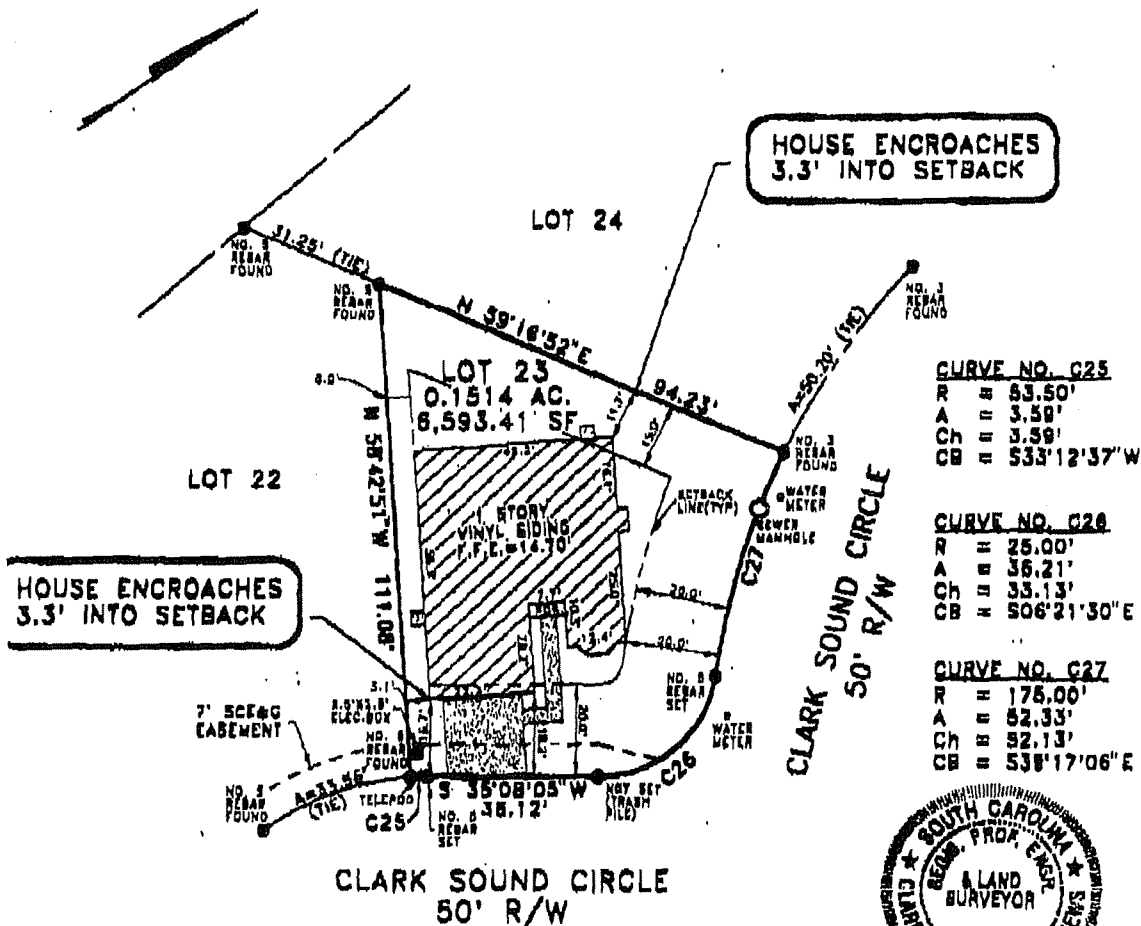
OCT. -10' 00(TUE) 16:16

BK. X356PG226 TEL: 843 849 0889

P.002

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
 P.O. BOX 531 CHARLESTON, S.C. 29402
 PHONE: (843) 587-3872



PLAT OF LOT 23
 1558 CLARK SOUND CIRCLE
 BAYVIEW FARMS
 CITY OF CHARLESTON
 CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

DATE: 13 SEPTEMBER 2000

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E

DATED 11/06/86

ZONE 'A5' (ELEVATION 12 MSL)

TMS 428-13-00-124

REFERENCE: PLAT BY KEMP C. AHRENS, RLS
 DATED 6/3/1999. RECORDED IN
 CHARLESTON COUNTY R.M.C. OFFICE
 IN PLAT BOOK ED PAGE 710.

CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Clarence S. Matthews
 CLARENCE S. MATTHEWS S.C. REG. NO. 6538

P.B. & Pg. 78-41

DRAWN BY: BAM

JOB NO. 1401/00000
 W461:11 00007 '8 100

Lisa Herbert

LJ
MM

BK X356PG227
FILED

X356-224

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2000 OCT 17 PM 3:06

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

BK J 353PG221

MODIFICATION OF RESTRICTIONS
AS TO LOT 71, PHASE V-B
BAYVIEW FARMS SUBDIVISION

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

BY: JAMES B. BECKHAM
ITS: AGENT

Witness #2

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by: **JAMES B. BECKHAM**, its: agent sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

Witness #1/ Betty Smith

Notary Public for South Carolina
My commission expires: 11/22/05



BK J 353PG222

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
P.O. BOX 531 CHARLESTON, S.C. 29402
PHONE: (843) 567-3672

L A K E
H.O.A.
TMS NO.
428-13-00-089

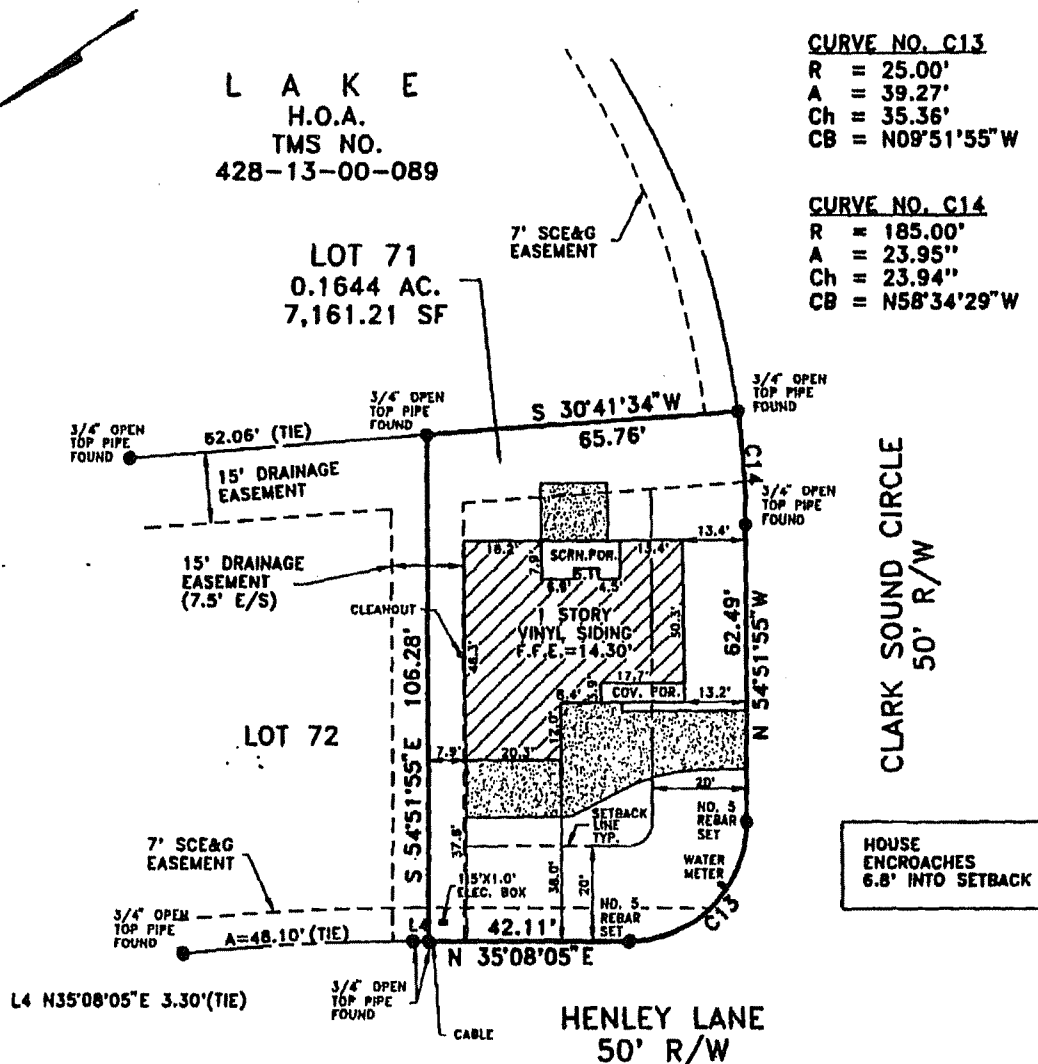
LOT 71
0.1644 AC.
7,161.21 SF

CURVE NO. C13

R = 25.00'
A = 39.27'
Ch = 35.36'
CB = N09°51'55"W

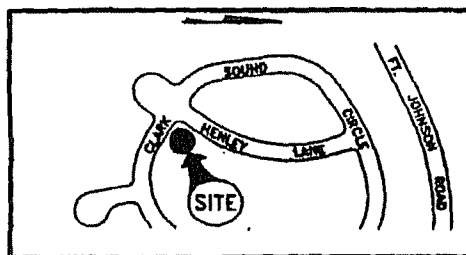
CURVE NO. C14

R = 185.00'
A = 23.95"
Ch = 23.94"
CB = N58°34'29"W



CLARK SOUND CIRCLE
50' R/W

HOUSE
ENCROACHES
6.8' INTO SETBACK



LOCATION MAP - N.T.S.

PLAT OF LOT 71

1726 HENLEY LANE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

DATE: 4 AUGUST 2000

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E

DATED 11/05/86

ZONE 'A5', (ELEVATION 12 MSL)

TMS 428-13-00-131

REFERENCE: PLAT BY KEMP C. AHRENS

DATED 6/5/1999. RECORDED IN
CHARLESTON COUNTY R.M.C. OFFICE
IN PLAT BOOK ED PAGE 710.

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Clarence S. Matthews
CLARENCE S. MATTHEWS S.C. REG. NO. 6536

DODDS & HENNESSY, LLP
ATTORNEYS AT LAW

EX J 353PG223

misc/mod

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Coy*

FILED

J353-221

2000 AUG 18 AM 11:59

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

BK R 350PG125

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

] MODIFICATION OF RESTRICTIONS
] AS TO LOT 56, PHASE V-B
] BAYVIEW FARMS SUBDIVISION

exh

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 56, Phase V-B, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 56, Phase V-B, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 56 Phase V-B, Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this ^①26 day of JUNE, 2000.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

(3) Cecilia Noopes
Witness #1

(2) [Signature]
by: James B Beckham
its: Authorized Agent

(4) [Signature]
Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

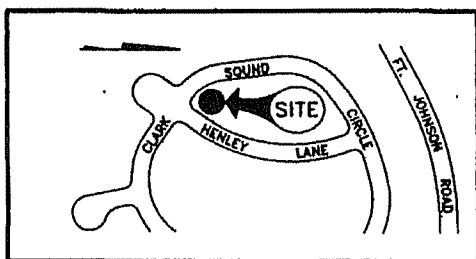
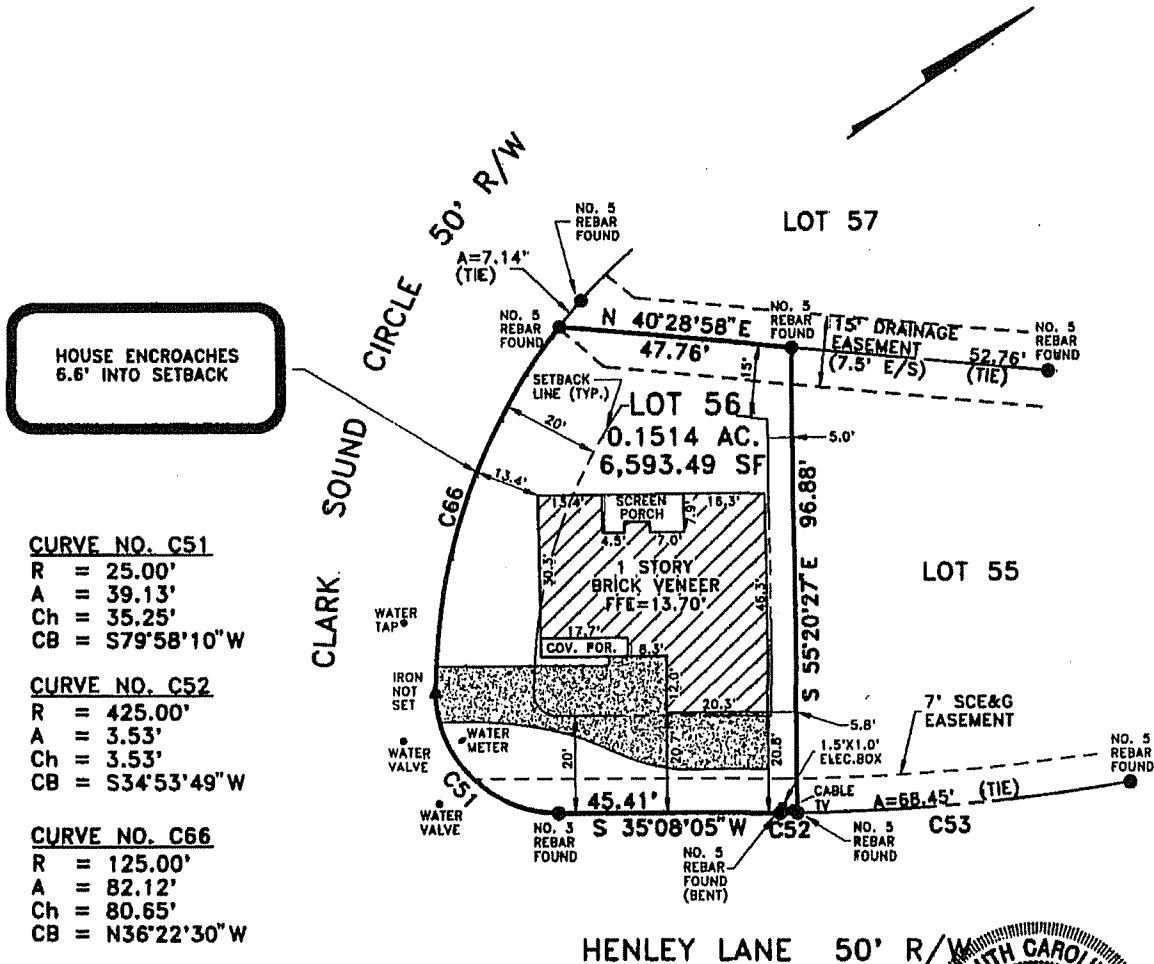
PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by: J.B. Beckham its: Agent sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this (5) 5th day of June, 2000. (3) [Signature] Witness #1

(6) [Signature]
Notary Public for South Carolina
My commission expires 11-22-05 (7)

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
P.O. BOX 531 CHARLESTON, S.C. 29402
PHONE: (843) 567-3672



LOCATION MAP - N.T.S.

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

CLARENCE S. MATTHEWS S.C. REG. NO. 6536

HENLEY LANE 50' R/W



PLAT OF LOT 56
1725 HENLEY LANE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

DATE: 15 MAY 2000

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035
DATED 11/05/86
ZONE ' A5', (ELEVATION 12 MSL)

TMS 428-13-00-147

REFERENCE: PLAT BY KEMP C. AHRENS
DATED 6/5/1999. RECORDED IN
CHARLESTON COUNTY R.M.C. OFFICE
IN PLAT BOOK ED PAGE 710.

Dodds & Hennessy

GA
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R 350PG.128

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FILED

R350-125
2000 JUL -5 AM 11:22

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

REED RE'9460

STATE OF SOUTH CAROLINA	]	MODIFICATION OF RESTRICTIONS
	]	AS TO LOT <u>20</u> , PHASE <u>V-B</u>
COUNTY OF CHARLESTON	]	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 20, Phase V-B Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 20, Phase V-B attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 20 Phase V-B Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 20th day of APRIL, 2000.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

Betty Smith
Witness #1

James B Beckham
JCB Agent

[Signature]
Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by: James B Beckham its: Agent sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 28 day of April, 2000 Witness #1 Betty Smith

Notary Public for South Carolina
My commission expires 11-22-05

DODDS & HENNESSY, LLP.
ATTORNEYS AT LAW

misc
1000
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FILED

V346-296
2000 MAY -2 AM 10:33

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

BK M 336 PG 489

STATE OF SOUTH CAROLINA	]	MODIFICATION OF RESTRICTIONS
	]	AS TO LOT <u>1</u> , PHASE <u>V-A</u>
COUNTY OF CHARLESTON	]	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 1, Phase V-A, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 1, Phase V-A, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 1 Phase V-A Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 21 day of OCTOBER, 1999.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

Charles H. Haden
Witness #1

James B. Beckham
by: James B. Beckham
its: Officer

[Signature]
Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by: James B. Beckham its: Officer sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 21 day of OCTOBER, 1999. Charles H. Haden
Witness #1

Notary Public for South Carolina
My commission expires 11/22/05

DODDS & HENNESSY, LLP
ATTORNEYS AT LAW

BK M 336PG491

10.00
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FILED
M336-489
1999 OCT 22 AM 10:51
CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

RE9007

STATE OF SOUTH CAROLINA	]	MODIFICATION OF RESTRICTIONS
	]	AS TO LOT <u>63</u> , PHASE <u>V-A</u>
COUNTY OF CHARLESTON	]	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 63, Phase V-A, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 63, Phase V-A, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 63 Phase V-A, Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 29TH day of JULY, 1999.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

Witness #1

Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by: James B. Beckham its: Pres. sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this
29TH day of JULY, 1999

Notary Public for South Carolina
My commission expires 11/22/05

DODDS & HENNESSY, LLP.
ATTORNEYS AT LAW

BK 0 331P6619

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FILED

0331-617

99 JUL 30 AM 11:40

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

GMI
JAL

BK Z325PG096.

STATE OF SOUTH CAROLINA	]	MODIFICATION OF RESTRICTIONS
	]	AS TO LOT <u>127</u> , PHASE <u>IV-B</u>
COUNTY OF CHARLESTON	]	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 127, Phase IV-B, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 127, Phase IV-B, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 127 Phase IV-B, Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 13th day of APRIL, 1999.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARDMelissa Wells
Witness #1Kenneth O. Bolin
by: KENNETH O. BOLIN
its: Chairman AREDenell K. Cross
Witness #2STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by: Kenneth O. Bolin its: Chairman sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 15th day of April, 1999. Melissa Wells
Witness #1Leam Clement
Notary Public for South Carolina
My commission expires 1-26-2000

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

BK Z325PG098

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✓

FILED

Z325-096

99 MAY -6 PM 1:35

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

misc
10-0
A

STATE OF SOUTH CAROLINA	]	MODIFICATION OF RESTRICTIONS
	]	AS TO LOT <u>45</u> , PHASE <u>I</u>
COUNTY OF CHARLESTON	]	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 45, Phase I, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 45, Phase I, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 45 Phase I, Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 6th day of January, 1999.

IN THE PRESENCE OF:

Aline G. NZ
Witness #1

Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by: Kenneth O. Bolin its: sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

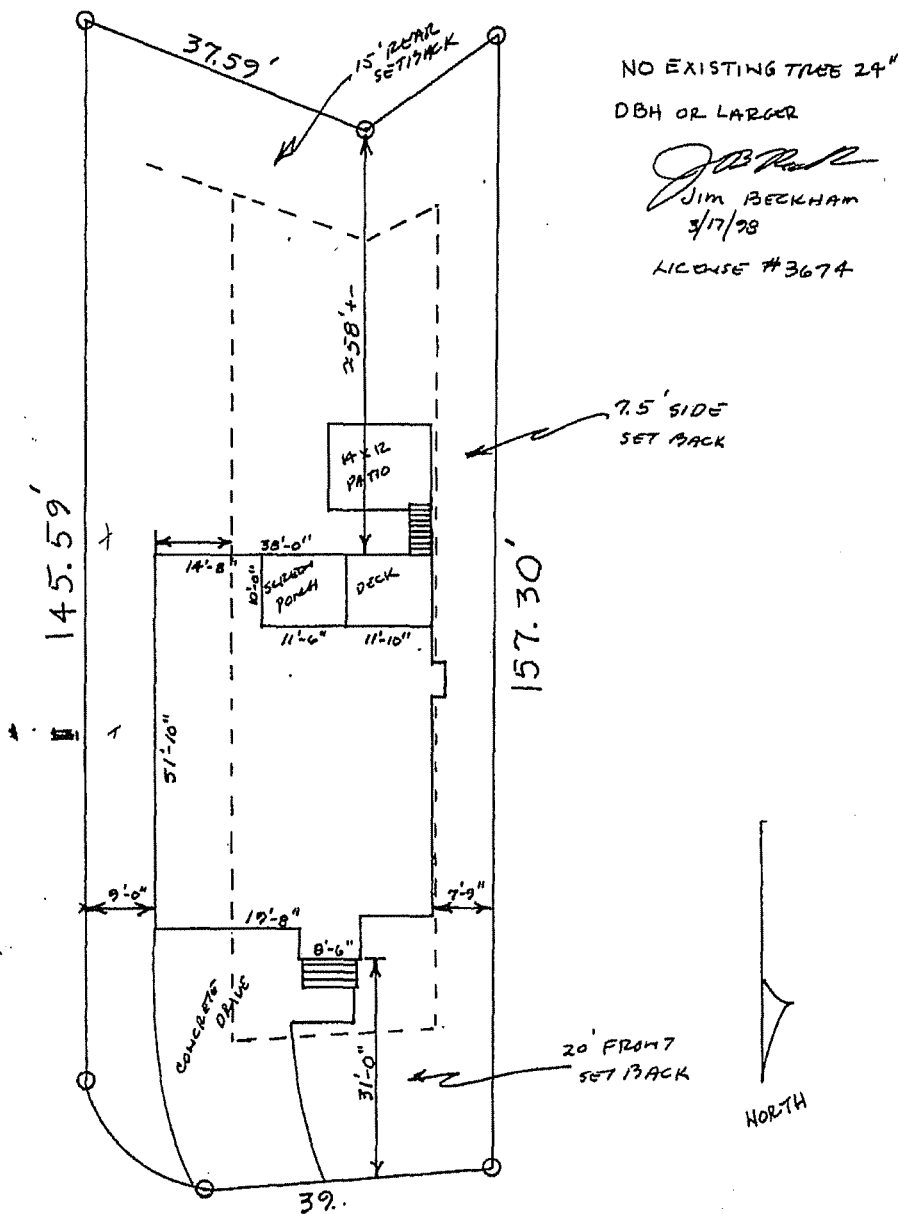
SWORN to before me this 6th day of January, 1999. William G. [Signature]
Witness #1

Notary Public for South Carolina
My commission expires 11-22-05

LOT 45
PORTABELLA LANE
BAYVIEW FARMS

OK: H 318PG126

LANDORA HOMES
821-9360
JIM BECKHAM
SCALE: 1" = 20'-0"



DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

BK H 318PG127

10.00
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FILED

H318-124

99 JAN 12 AM 11:33

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

STATE OF SOUTH CAROLINA	]	MODIFICATION OF RESTRICTIONS
	]	AS TO LOT <u>81</u> , PHASE <u>I</u>
COUNTY OF CHARLESTON	]	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 81, Phase I, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 81, Phase I, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 81 Phase I, Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 6th day of January, 1999.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

Ali G. MZ
Witness #1

Witness #1

REVIEW BOARD
Kenneth O. Bolin
Kenneth O. Bolin

by: Kenneth O. Bolin
its: Chairman

Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by: Kenneth O. Bolin its: sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this
6th day of January, 1999.

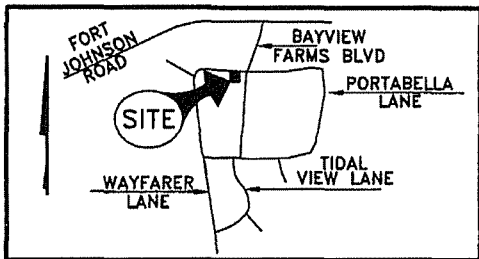
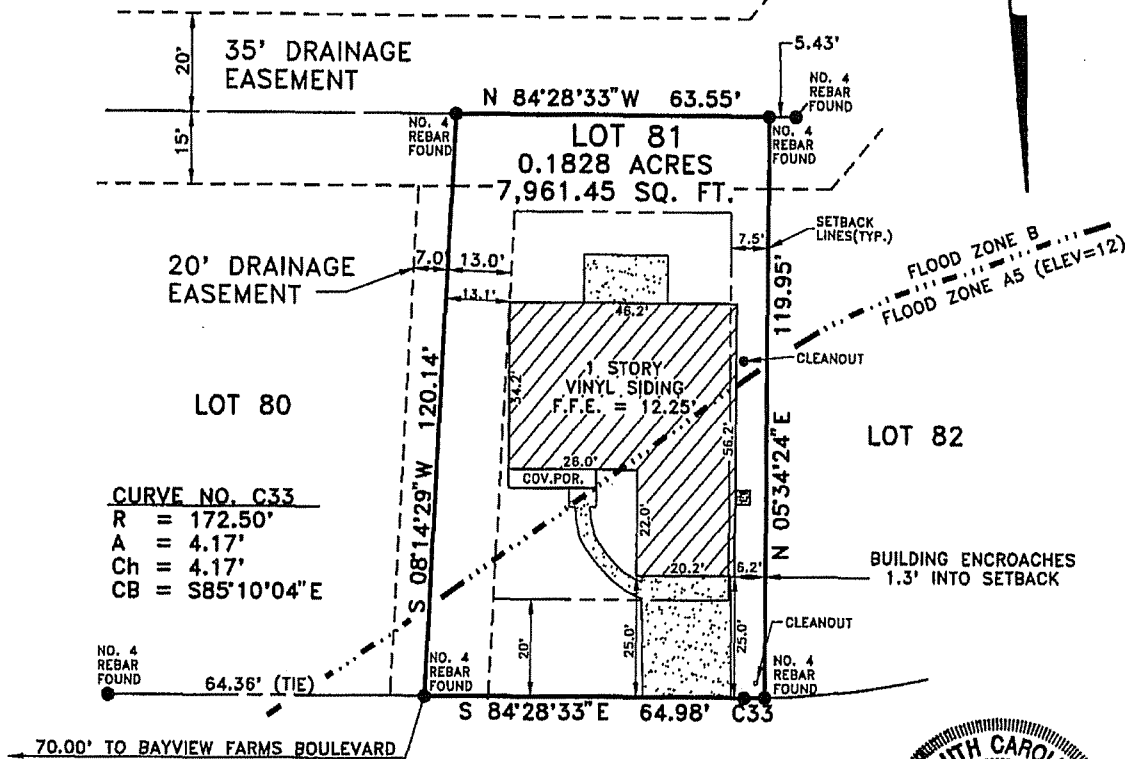
Witness #1

Notary Public for South Carolina
My commission expires 11-22-05

BK H 318PG122

ERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
P.O. BOX 531 CHARLESTON, S.C. 29402
PHONE: (843) 567-3672

L A K E



LOCATION MAP - N.T.S.

PLAT OF LOT 81
1005 WAYFARER LANE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

CLARENCE S. MATTHEWS S.C. REG NO. 6536

DATE: 21 NOVEMBER 1998

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E
DATED 11/04/92
ZONE ' A5', (ELEVATION 12 MSL)

TMS 428-14-00-125

REFERENCE: PLAT BY E.C.E.S., INC. DATED
9/14/92. RECORDED IN CHARLESTON
COUNTY R.M.C. OFFICE IN PLAT
BOOK CL PAGE 44.

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

DK H 318PG123

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FILED

H318-120

99 JAN 12 AM 11:33

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

STATE OF SOUTH CAROLINA	]	MODIFICATION OF RESTRICTIONS
	]	AS TO LOT <u>54</u> , PHASE <u>I</u>
COUNTY OF CHARLESTON	]	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 54, Phase I, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 54, Phase I, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 54 Phase I, Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 6th day of January, 1999.

IN THE PRESENCE OF:

Allen G MZ
Witness #1

[Signature]
Witness #2

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

Kenneth O. Bolin
by: Kenneth O. Bolin
its: Chairman

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

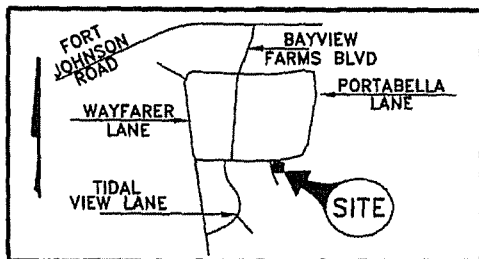
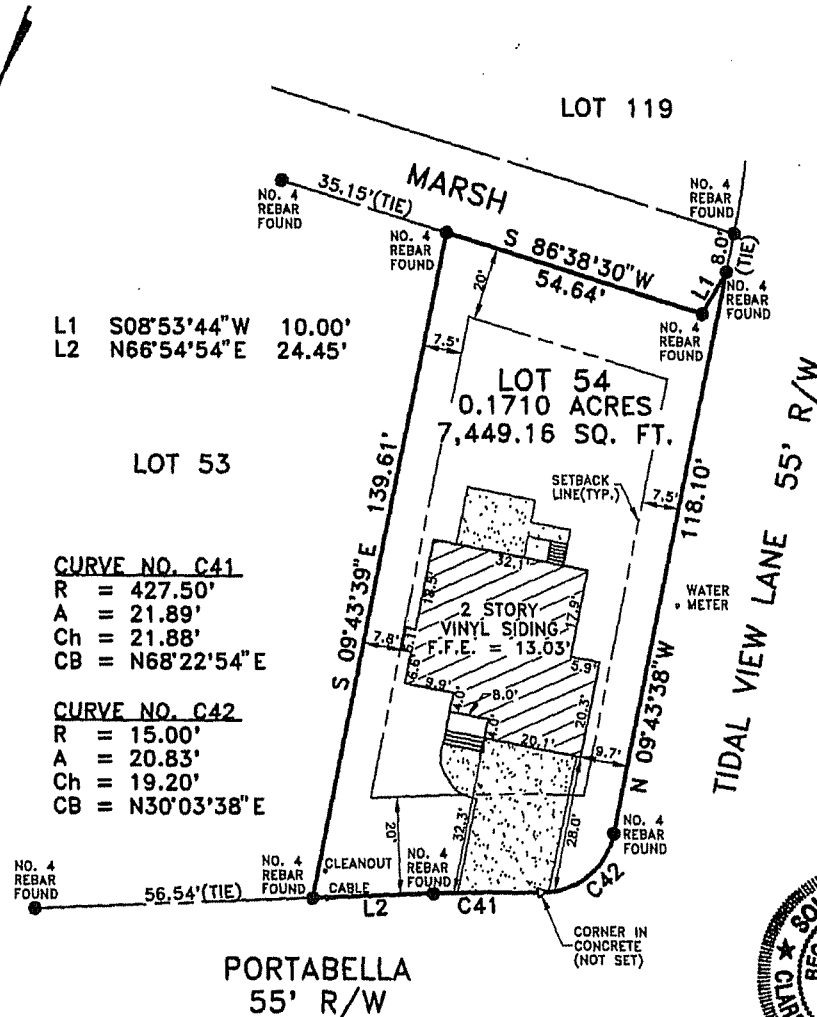
PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by: Kenneth O. Bolin its: [Signature] sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this 6th day of January, 1999. Allen G MZ
Witness #1

Notary Public for South Carolina
My commission expires 11-22-05

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
P.O. BOX 531 CHARLESTON, S.C. 29402
PHONE: (843) 567-3672



LOCATION MAP - N.T.S.

PLAT OF LOT 54
854 PORTABELLA LANE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

DATE: 21 NOVEMBER 1998

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E

DATE 11/04/92

ZONE ' A5', (ELEVATION 12 MSL)

TMS 428-14-00-004

REFERENCE: PLAT BY WILBUR SMITH ASSOC. DATED
5/12/88. RECORDED IN CHARLESTON
COUNTY, R.M.C. OFFICE IN PLAT BOOK
BS PAGE 165.

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

CLARENCE S. MATTHEWS S.C. REG. NO. 6536

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

OK
file

BK-H 318PG119

FILED

H318-116

99 JAN 12 AM 11:33

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

10.00
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GEHLKEN RE 8514

STATE OF SOUTH CAROLINA]	MODIFICATION OF RESTRICTIONS
]	AS TO LOT 46, PHASE I
COUNTY OF CHARLESTON	]	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 46, Phase I, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 46, Phase I, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 46, Phase I, Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this ¹6th day of January, 1999.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

4 Alvin G. MZ
Witness #1

2 Kenneth O. Bolin
3 Kenneth O. Bolin
by: Kenneth O. Bolin
its: Chairman

5 [Signature]
Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by Kenneth O. Bolin its sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

8 SWORN to before me this 6th day of January, 199 9 Alvin G. MZ
Witness #1

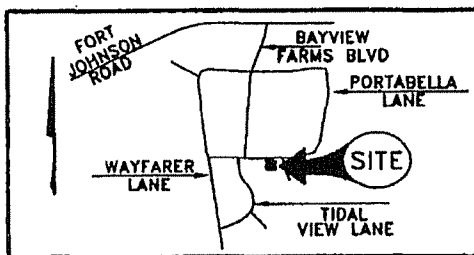
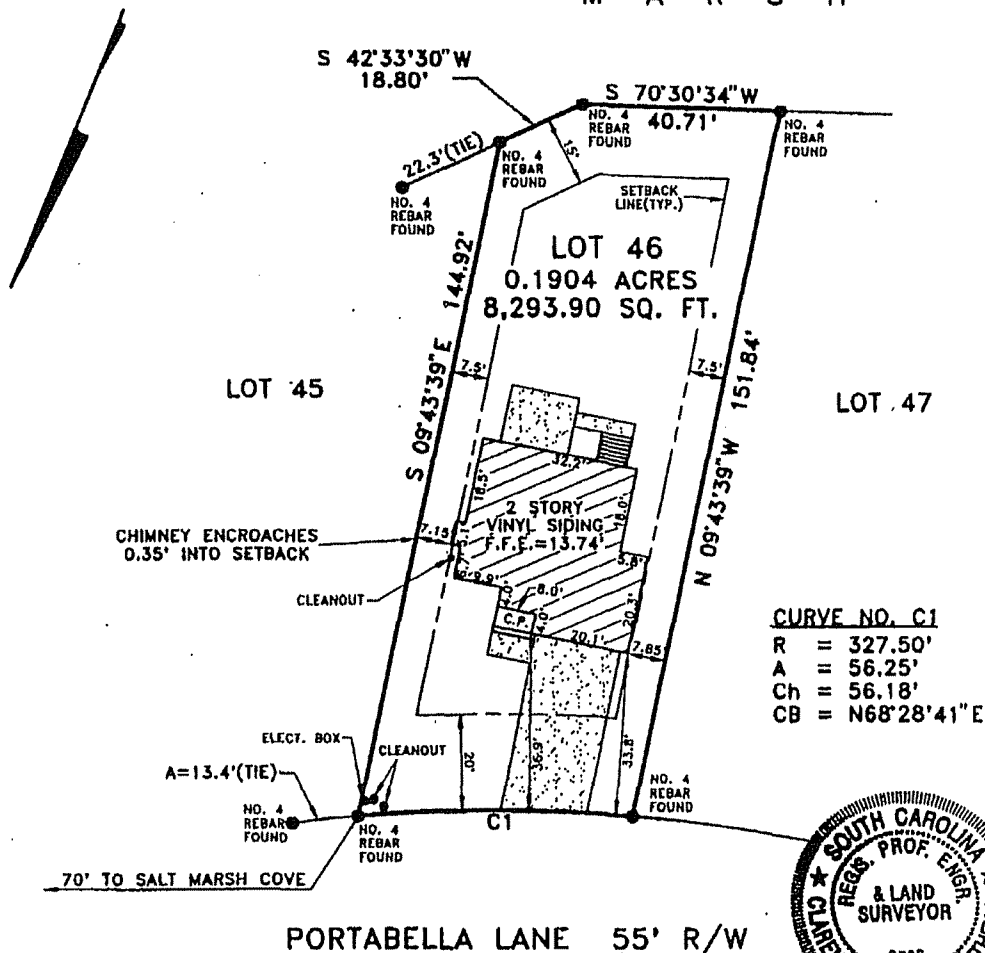
9 [Signature]
Notary Public for South Carolina
My commission expires 11-22-05

10

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
P.O. BOX 531 CHARLESTON, S.C. 29402
PHONE: (843) 567-3672

M A R S H



LOCATION MAP - N.T.S.

PLAT OF LOT 46
886 PORTABELLA LANE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

CLARENCE S. MATTHEWS S.C. REG. NO. 6538

DATE: 25 OCTOBER 1998

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E
DATED 11/04/92
ZONE 'A5', (ELEVATION 12 MSL)

TMS 42B-14-00-012

REFERENCE: PLAT BY WILBUR SMITH ASSOC. DATED 5/12/88. RECORDED IN CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK BS PAGE 166.

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

BK H 318PG115

10.00
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FILED

H318-112

99 JAN 12 AM 11:33

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

VOLOUSKY RE 8549

STATE OF SOUTH CAROLINA	]	MODIFICATION OF RESTRICTIONS
	]	AS TO LOT 128, PHASE IV-B
COUNTY OF CHARLESTON	]	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 128, Phase IV-B, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 128, Phase IV-B, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 128, Phase IV-B, Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 6th day of January, 1999.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

4 Alvin G. Niz
Witness #1

2 Kenneth O. Bolin
Kenneth O. Bolin

5 [Signature]
Witness #2

3 by: Kenneth O. Bolin
its: Chairman

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by Kenneth O. Bolin its [Signature] sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

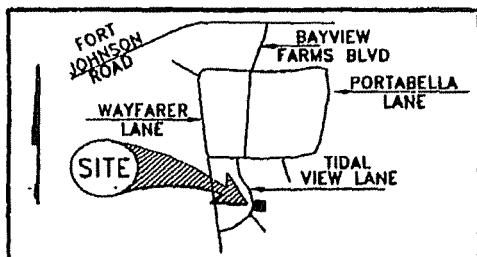
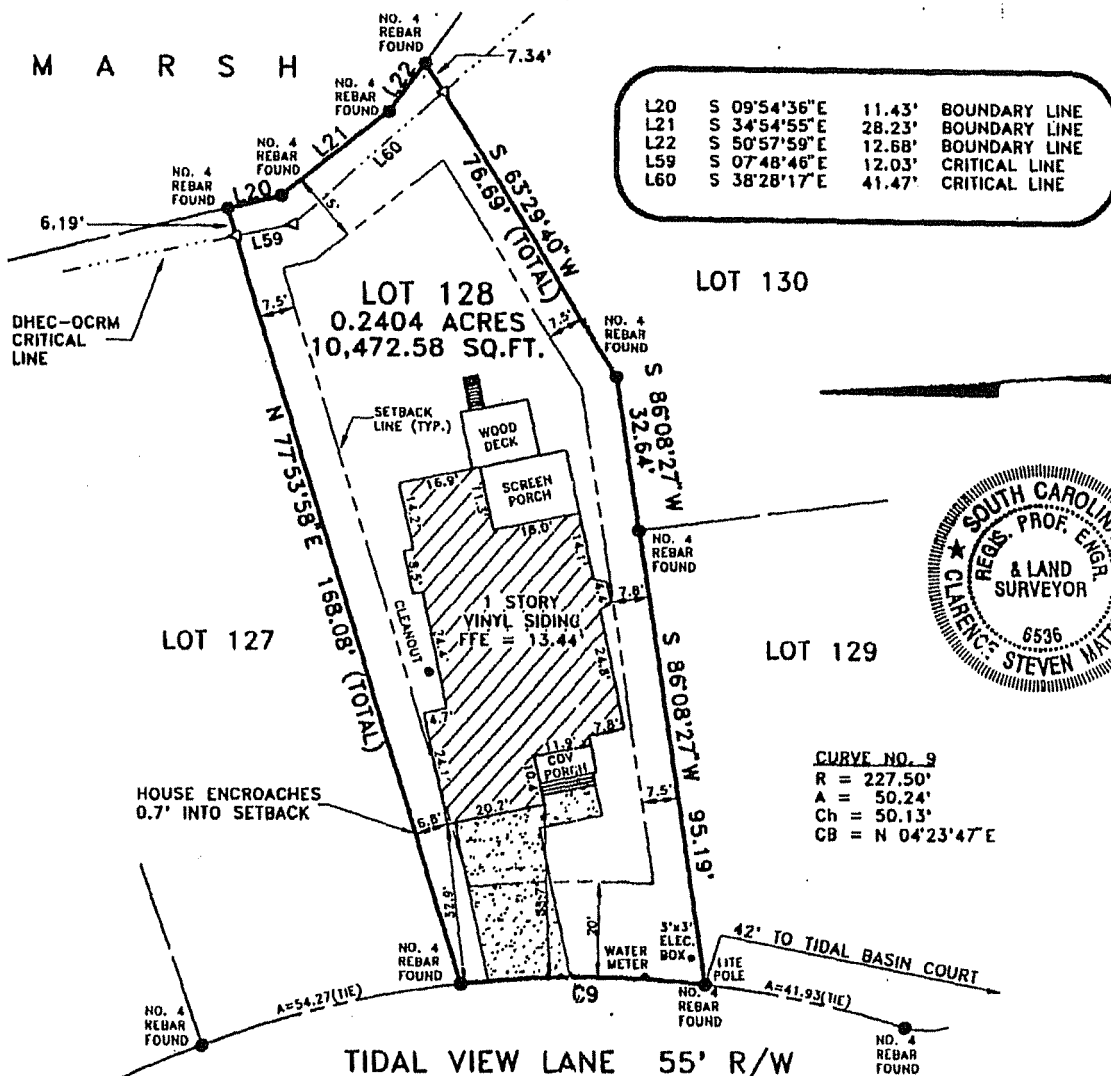
6 SWORN to before me this 7 Alvin G. Niz
6th day of January, 1999 Witness #1

7 [Signature]
Notary Public for South Carolina
My commission expires 11-22-05

10

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
P.O. BOX 531 CHARLESTON, S.C. 29402
PHONE: (843) 567-3672



LOCATION MAP - N.T.S.

PLAT OF LOT 128
1140 TIDAL VIEW LANE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Clarence S. Matthews
CLARENCE S. MATTHEWS S.C. REG. NO. 6536

DATE: 02 NOVEMBER 1998

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E

DATED 11/04/92

ZONE 'A5', (ELEVATION 12 MSL)

TMS 428-14-00-167

REFERENCE: PLAT BY LAWRENCE J. KENNERTY, JR.,
RLS DATED 12-31-96. RECORDED IN
CHARLESTON COUNTY R.M.C. OFFICE
IN PLAT BOOK EB PAGE 579.

DODDS & HENNESSY, LLP.
ATTORNEYS AT LAW

BK H 318PG111

10.00
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H318-108

99 JAN 12 AM 11:33

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

BK Z288PG017
I/T

JOHNSTON RE 7700

STATE OF SOUTH CAROLINA	]	MODIFICATION OF RESTRICTIONS
	]	AS TO LOT 107, PHASE IV-B
COUNTY OF CHARLESTON	]	BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and


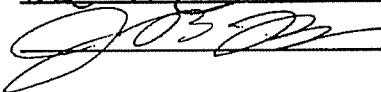
WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 107, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 107, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 107, Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 17TH day of JULY, 1997.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD


by KENNETH BOLIN
its: CHAIRMAN

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by KENNETH BOLIN its Chairman sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this
17TH day of July, 1997
[Signature]
Notary Public for South Carolina
My commission expires 12-16-03

[Signature]

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW

DK Z288PG019

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CFB #

FILED

2288-17

97 AUG 25 AM 11:01

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

DK G 267PG583

THOMAS (WORLEY, ESQ.)

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

MODIFICATION OF RESTRICTIONS
AS TO LOT 165, PHASE III
BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 165, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 165, attached hereto are reasonable and desirable for said lot and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 165, Bayview Farms Subdivision as set forth on the plat attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 29th day of MARCH, 1996.

IN THE PRESENCE OF:



BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

by: 
it: JAMES B. BECKHAM
CHAIRMAN

UK G 26773504

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by James B. Beckham its Chairman sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this
29TH day of March, 1996

Stella Blount

Notary Public for South Carolina
My commission expires 23/21/00

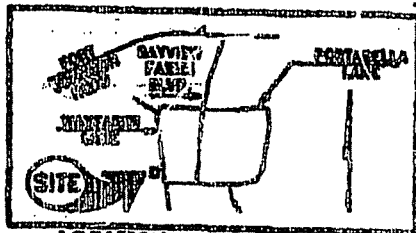
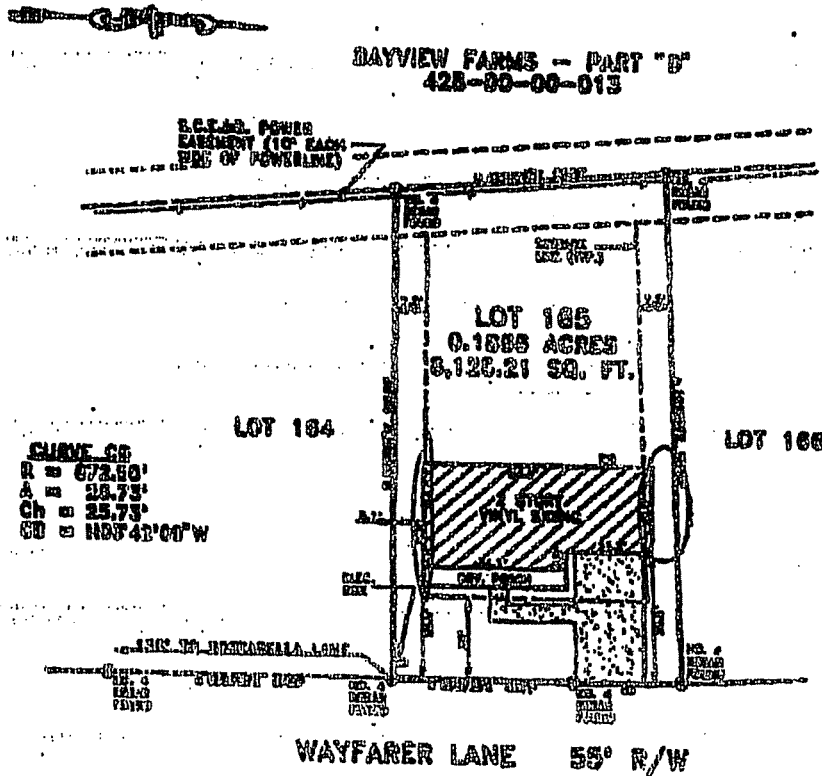
#3.RES

Alchris Engineers, Inc.

ENGINEERS - PLANNERS - EXHIBITANTS - SURVEYORS
P.O. BOX 801 CHARLESTON, S.C. 29402
PHONE (403) 527-5575

BK G 267 PG 585

DAYVIEW FARMS - PART "D" 428-00-00-013



LOCATION MAP - N.T.S.

CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF THE S.C.E.S. SURVEY & RECORDING DEPARTMENT, AND I HAVE NO ENCUMBRANCE, PLEDGE, OR OTHER INTEREST IN THE PROPERTY SURVEYED.

CLARENCE S. MATTHEWS

PLAN OF LOT 165
1056 WAYFARER LANE
DAYVIEW FARMS SUBDIVISION
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

DATE: 25 MARCH 1986

SCALE: 1" = 50'

FIRM COMMUNITY PANEL NO. 460412 0035E

DATED 11/04/82

ZONE: D (ELEVATION --- MSL)

TMS 428-14-00-107

REFERENCE: PLAN BY E.C.E.S., INC. DATED 3-16-82, RECORDED IN CHARLESTON COUNTY P.L.C. OFFICE IN PLAN BOOK C3 PAGE 101.

251 PG 720

O'CONNOR RE 6610

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

MODIFICATION OF RESTRICTIONS
AS TO LOT 29, PHASE II
BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

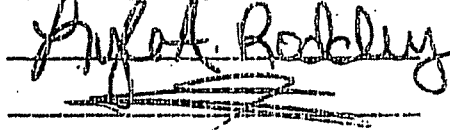
WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 29, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plats of Lot 29, attached hereto are reasonable and desirable for said lots and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 44, Bayview Farms Subdivision as set forth on the plats attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 30TH day of December, 1994.

IN THE PRESENCE OF:


Rufus Roddey

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

by: 
its: JAMES B. BECKHAM
CHAIRMAN

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposed and says that he/she saw the within named Bayview Farms Architectural Review Board by James B. Beckham its Chairman sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this
30th day of December, 1994

[Signature]

Notary Public for South Carolina
My commission expires 1-29-96

GORDON - BENNESSY
ATTORNEYS AT LAW

BKG 251PG722

10.00
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FILED

G251-720

95 JAN -3 AM 11:26

CHARLIE C. LYBRAND
REGISTER
CHARLESTON COUNTY SC

W
LTV

BKH 249PG764

WALLACE RE 6526

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

MODIFICATION OF RESTRICTIONS
AS TO LOT 44, PHASE II
BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the HMC Office for Charleston County in Book 1178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 44, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plats of Lot 44, attached hereto are reasonable and desirable for said lots and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 44, Bayview Farms Subdivision as set forth on the plats attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 31st day of October, 1994.

IN THE PRESENCE OF:



BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

By: 
JAMES E. BECKMAN
Chairman

OK H 249PG765

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposed and says that he/she saw the within named Bayview Farm Architectural Review Board by James R. Reelhan its Chairman, sign, seal, and deliver the within instrument and that he/she with the other witnesses witnessed the same.

~~SWORN~~ to before me this
31st day of October, 1994

Notary Public for South Carolina
My commission expires 1-29-96

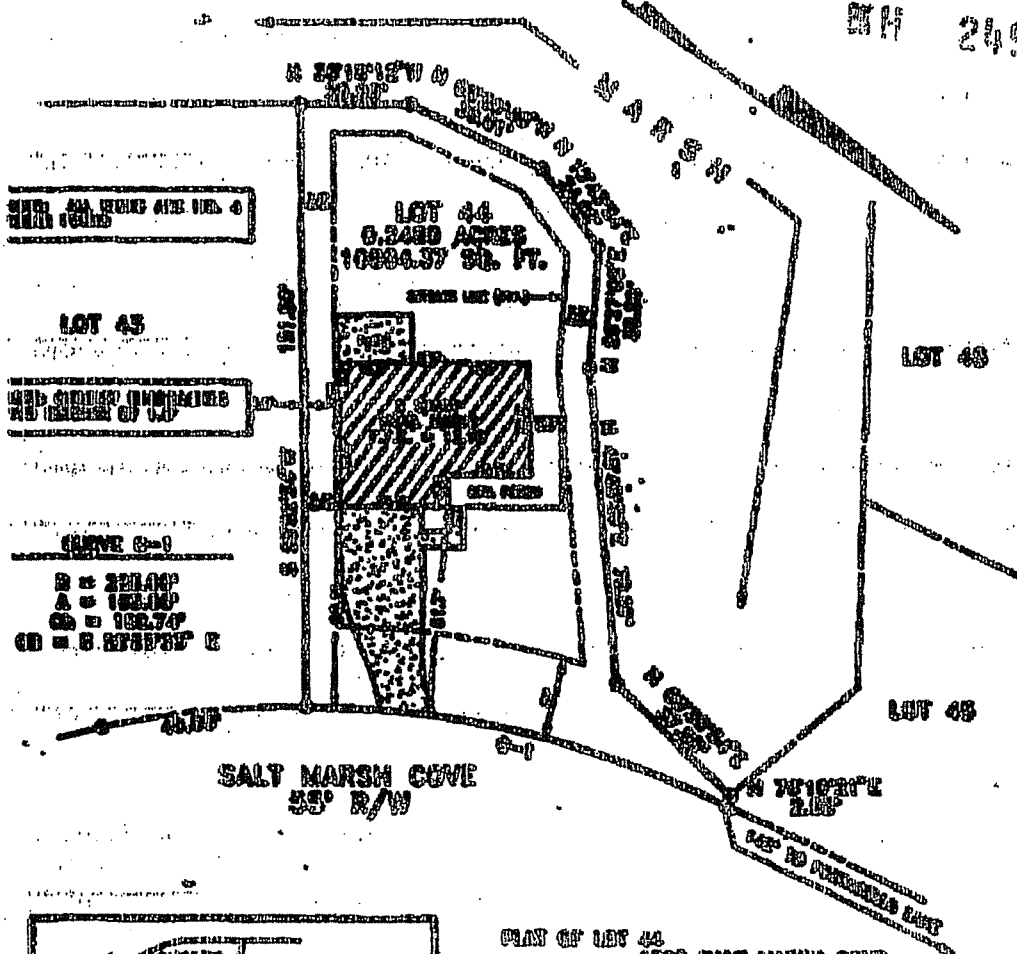
Michael J. Smith
Bye A. Reelhan

CS.RBB

Aletris Engineers, Inc.

ENGINEERS - PLANNERS - CONSULTANTS - SURVEYORS
P.O. BOX 281 CHARLOTTE, N.C. 28202
PHONE (704) 399-8973

DN 249PG766



LOCATION MAP - N.T.S.

PLAN OF LOT 44
1500 SALT MARSH COVE
CITY OF CHARLOTTE
CHARLOTTE COUNTY, N.C.

OWNER: LONGWOOD COMPANY, INC.

ABOUT TO BE CONVEYED TO:

I, CHARLES E. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I HAVE NOT BEEN AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH WOULD CAUSE ME TO BELIEVE THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING. I HAVE NOT BEEN AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH WOULD CAUSE ME TO BELIEVE THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING. I HAVE NOT BEEN AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH WOULD CAUSE ME TO BELIEVE THAT THE INFORMATION CONTAINED HEREIN IS FALSE OR MISLEADING.

DATE: 24 OCTOBER 1984

SCALE: 1" = 25'

FIRM COMMUNITY PANEL NO. 408412-00000

DRAWN BY: J.E.M.

DATE: 11/01/84

TRD 408-14-00-014

REFERENCE: PLAN BY WILSON BATH ARCHT. DATED 8/12/82, RECORDED IN CHARLOTTE COUNTY S.M.C. OFFICE IN PLAN BOOK 88-PAGE 108.

CHES - HENNESSY
ATTORNEYS AT LAW

EX H 249PG767.

off
LT

NOTICE: This document is a copy of a document filed in the
Circuit Court of the County of Charleston, South Carolina.
The original document is on file in the office of the
Clerk of the Court. This copy is being furnished to you
for your information only. It is not to be used as evidence
in any legal proceeding.

FILED

H-249-767

96 NOV -1 PM 3:36

ROBERT N. KING
REGISTER
CHARLESTON COUNTY, SC

RECEIVED

OKD 248PG891

HOYNIK RE 6476

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

MODIFICATION OF RESTRICTIONS
AS TO LOT 91, PHASE III
BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 91, Bayview Farms Subdivision; and

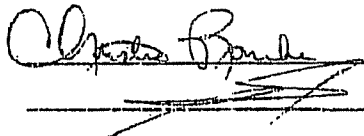
WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plats of Lot 91, attached hereto are reasonable and desirable for said lots and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 91, Bayview Farms Subdivision as set forth on the plats attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 23rd day of September, 1994.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD



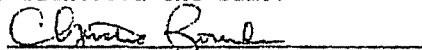
by: JAMES B. BECKHAM
its: CHAIRMAN

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by James B. Beckham its Chairman sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this
23rd day of September, 1994

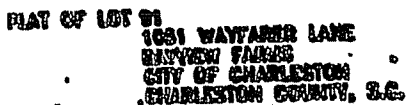
Notary Public for South Carolina
My commission expires 1-29-96



#3.RES

Alchris Engineers, Inc.

ENGINEERS - PLANNERS - CONSULTANTS - DESIGNERS
P.O. BOX 531 GAITHERSBURG, M.D. 20878
PHONE: (301) 617-0172



OWNER: LAMARCA COMPANY, INC.

ABOUT TO BE SOMEBODY TOO

DATE: 19 SEPTEMBER 1944

SCALE: 1" = 330'

COMMUNITY PANEL NO. 493412-8185-E

FROM WASHINGTON
DATED 11/04/68

TIME • ELEVATION • (MIL)

U AS 54074

THIS 422-14-14-016

REFERENCE: PLAT BY LAWRENCE J. GREGORY, JR.
FILE DATE 8-24-64 RECORDED IN

FILE DATED 9-20-64. RECEIVED BY
CHARLESTON COUNTY D.M.C. OFFICE

IN PLAT CAR. . PAGE

LOCATION: EAS - N.T.S.

1. CLAUDE E. MATTHEWS, A RESIDENT AND
SUPPORTER IN THE STATE OF SOUTH CAROLINA, HERETO-
FORE TRUSTED TO THE CREDIT OF HIS KNOWLEDGE, INFOR-
MATION, AND BELIEF, THE ABOVE SIGNED ORDER WAS
MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE
MINIMUM STANDARDS MANUAL FOR THE PROTECTION OF
LAND SURVEYS OF SOUTH CAROLINA, WHICH ORDER
EXCEEDS THE REQUIREMENTS OF THE SAID MANUAL.
AN EXPERTED SURVEYOR, AND
MENTS, IDENTIFICATIONS, OR ANY OTHER INFORMATION
PROPERTY OTHER THAN THAT OF THE SURVEYOR.

CLARENCE S. MATTHEWS

201 120, 2010-1-10

DODDS - BENNESSY
ATTORNEYS AT LAW

BR D 248PG893

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94 SEP 27 AM 11:16

ROBERT H. KING
REGISTER
CHARLESTON COUNTY SC

STATE OF SOUTH CAROLINA] MODIFICATION OF RESTRICTIONS
] AS TO LOT 19, PHASE V-B
 COUNTY OF CHARLESTON] BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed setback lines for Lot 19, Bayview Farms Subdivision; and

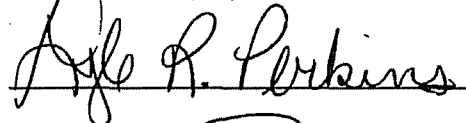
WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plats of Lot 19, attached hereto are reasonable and desirable for said lots and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lot 19, Bayview Farms Subdivision as set forth on the plats attached hereto.

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 28th day of July, 2000.

IN THE PRESENCE OF:

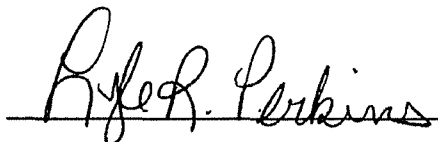
BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD



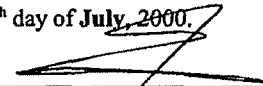
BY: 
 ITS: CHAIRMAN

STATE OF SOUTH CAROLINA]
 COUNTY OF CHARLESTON]

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that (s)he saw the within named **James B. Beckham as Chairman of Bayview Farms Architectural Review Board**, sign, seal and deliver the within instrument and the (s)he with the other witness witnessed the same.



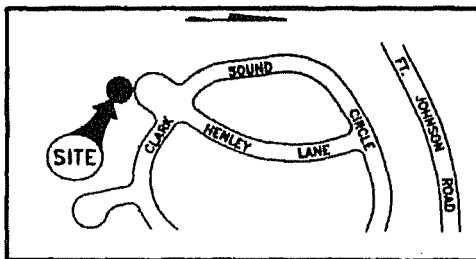
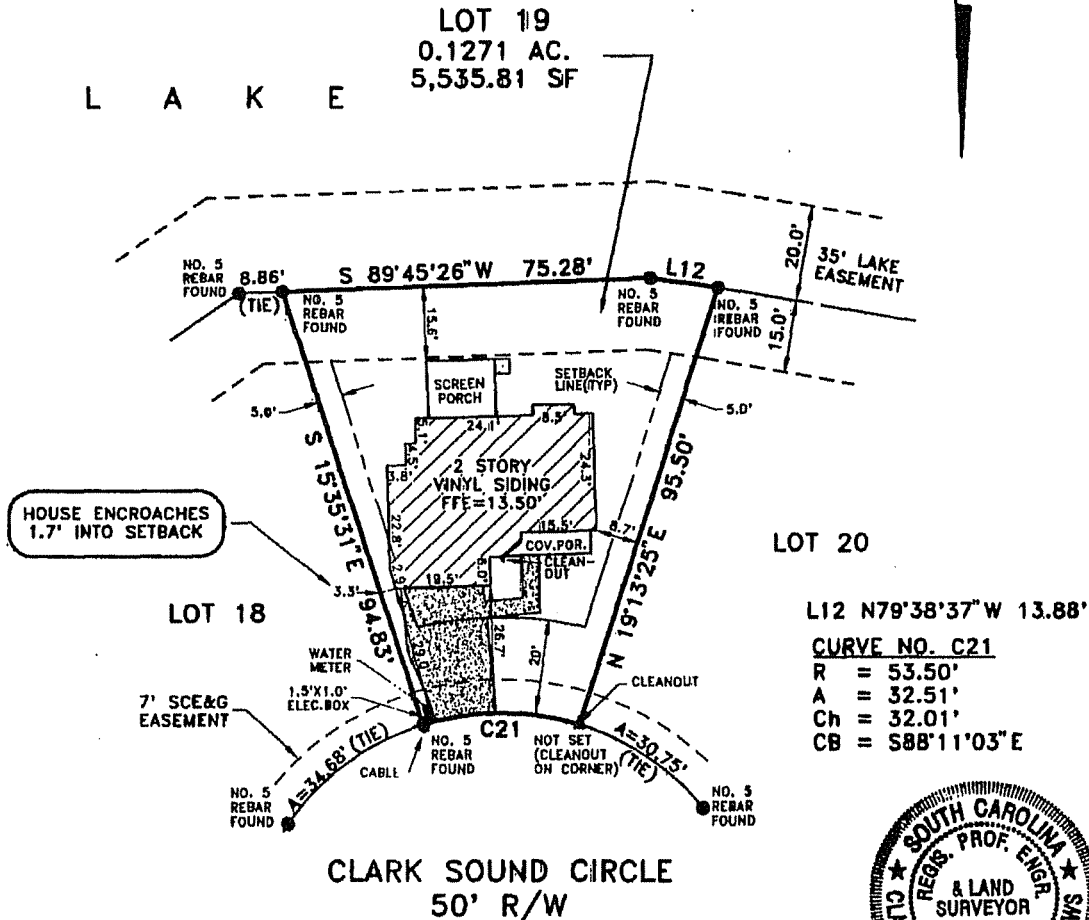
SWORN to before me this
 28th day of July, 2000.


 Notary Public for South Carolina

My commission expires: 11-22-05

Alchris Engineers, Inc.

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
P.O. BOX 531 CHARLESTON, S.C. 29402
PHONE: (843) 567-3672



LOCATION MAP - N.T.S.

PLAT OF LOT 19
1566 CLARK SOUND CIRCLE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Clarence S. Matthews
CLARENCE S. MATTHEWS S.C. REG. NO. 6536

DATE: 8 JUNE 2000

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 0035E
DATED 11/05/86
ZONE 'A5', (ELEVATION 12 MSL)

TMS 428-13-00-128

REFERENCE: PLAT BY KEMP C. AHRENS
DATED 6/5/1999. RECORDED IN
CHARLESTON COUNTY R.M.C. OFFICE
IN PLAT BOOK ED PAGE 710.

DODDS & HENNESSY, LLP.
ATTORNEYS AT LAW

*PJM
CAW*

BAE 352PG365

FILED

E 352- 363

2000 AUG -1 PM 1:42

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

misc/med

*10.00
A*

BKJ 229PG271

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

] MODIFICATION OF RESTRICTIONS
] AS TO LOT 171, PHASE III
] BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1968, and recorded in the EMC Office for Charleston County in Book M176 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lot 171, Phase III, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plat of Lot 171, Phase III attached hereto as Exhibit "A" is reasonable and desirable for said lot and is otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the building on Lot 171, Phase III, Bayview Farms Subdivision as set forth on the plats attached hereto.

OKJ 229PG272

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 9th day of July, 1993.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

Lyle A. Randle

James E. Beckham
by: JAMES E. BECKHAM
its: CHAIRMAN

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by James E. Beckham its Chairman sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this
9th day of July, 1993

Lyle A. Randle

Notary Public for South Carolina
My commission expires 1-29-96

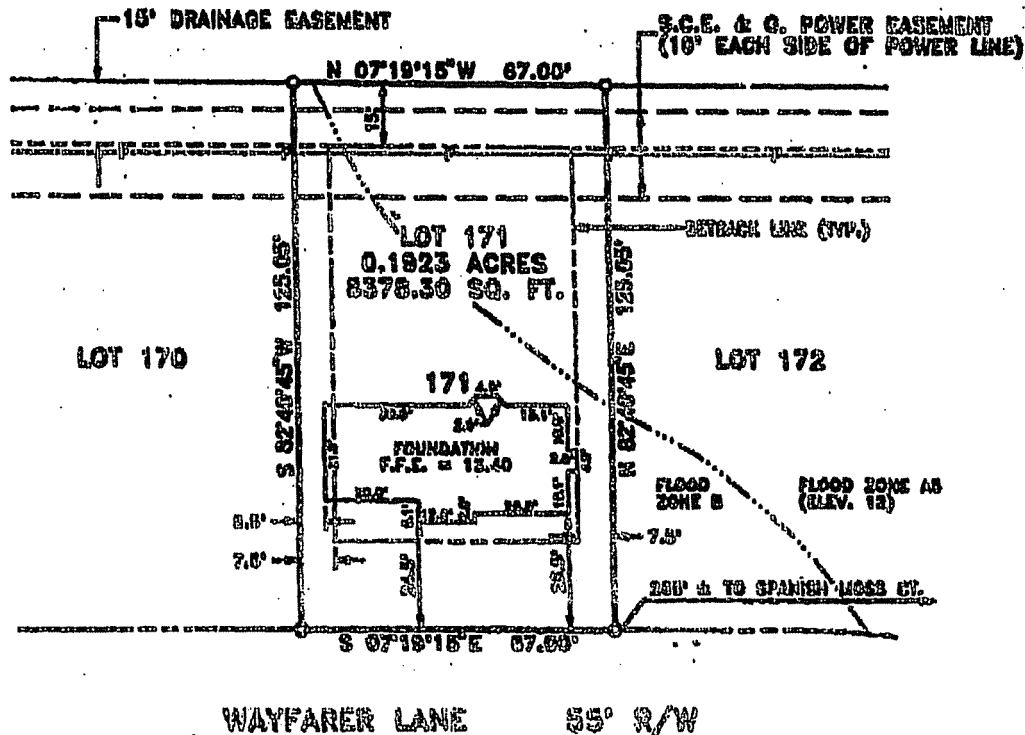
EXHIBIT 'A'

229PG273

E.O.E.S., INC. (EAST COAST ENGINEERING AND SURVEYING, INC.)

ENGINEERS - PLANNERS - CONSULTANTS - SURVEYORS
4 CARRIAGE LANE, SUITE 308 CHARLESTON, S.C.
PHONE: (803) 723-8494

NO PROPERTY CORNERS SET FOR THIS PRELIMINARY FOUNDATION SURVEY. ALL PROPERTY CORNERS WILL BE SET WHEN CONSTRUCTION IS COMPLETE AND A FINAL SURVEY IS MADE.

DAYVIEW FARMS - PART 3
TMS NO. 428-00-00-013

LOCATION MAP - N.T.S.

PLAT OF LOT 171, PHASE III
1032 WAYFARER LANE
DAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC

ABOUT TO BE CONVEYED TO:

DATE: 26 MAY 1988

SCALE: 1" = 50'

FIRM COMMUNITY PANEL NO. 485412 0088D

DATED 11/05/86

ZONE 1 (ELEVATION --- MSL)

(* AS SHOWN)

TMS 428-14-00-101

REFERENCE: PLAT BY EAST COAST ENGINEERING &
SURVEYING, DATED 8/13/82, RECORDED
IN CHARLESTON COUNTY R.M.C. OFFICE
IN PLAT BOOK CJ PAGE 101.

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY AND PLAT HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND THAT THE SURVEY EXCEEDS THE REQUIREMENTS FOR A CLASSTIC SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCUMBRANCES, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

CLARENCE S. MATTHEWS S.C. REG. NO. 6530

F.B. & Pg. 00, 08-47

DRAWN BY: WGM

JOB NO. 93002-012

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ATTORNEYS AT LAW

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ROBERT N. KING
REGISTER
CHARLESTON COUNTY SC

... and ...
... and ...
... and ...
... and ...
... and ...

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

] MODIFICATION OF RESTRICTIONS
] AS TO LOTS 43, 80 AND 87
] BAYVIEW FARMS SUBDIVISION

WHEREAS, pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Bayview Farms Subdivision dated August 3, 1988, and recorded in the RMC Office for Charleston County in Book M178 at Page 403 the Bayview Farms Architectural Review Board has the authority to promulgate and publish setback requirements for each lot in Bayview Farms Subdivision; and

WHEREAS, the Bayview Farms Architectural Review Board has reviewed the proposed set back lines for Lots 43, 80 and 87, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion the building setbacks as shown on the plats of Lots 43, 80 and 87 attached hereto are reasonable and desirable for said lots and are otherwise compatible with the high standard of the community;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Architectural Review Board for Bayview Farms Subdivision does hereby approve the location of the buildings on Lots 43, 80 and 87, Bayview Farms Subdivision as set forth on the plats attached hereto.

WFF V222PG393

IN WITNESS WHEREOF the Architectural Review Committee by its chairman has caused these presents to be executed this 19th day of January, 1993.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW BOARD

Alvin G. [Signature]
Charles [Signature]

by: [Signature]
its: JAMES B. BECKHAM
CHAIRMAN

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Board by James B. Beckham its Chairman sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

SWORN to before me this
19 day of January, 1993

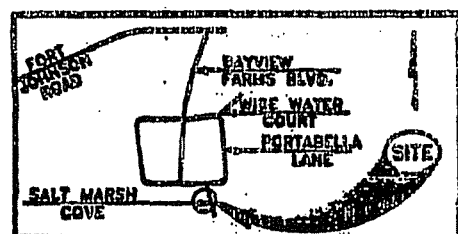
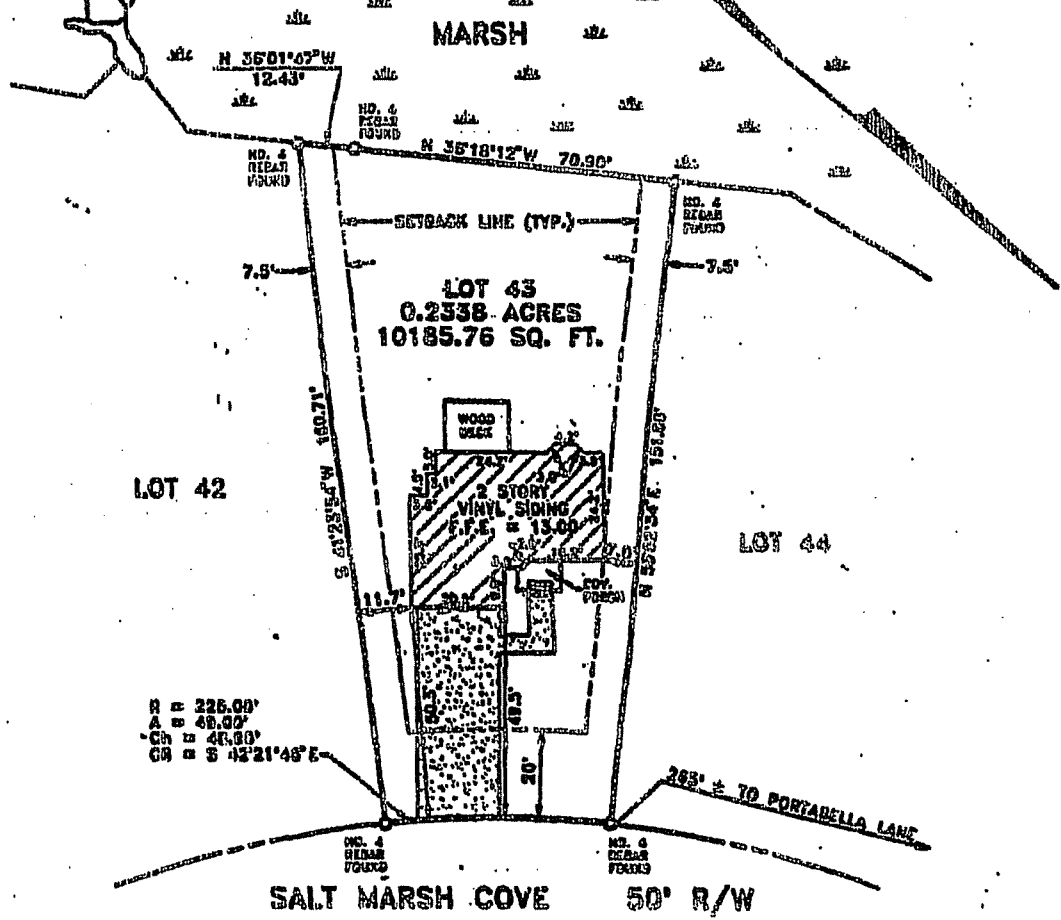
[Signature]
Notary Public for South Carolina
My commission expires 3-22-99

Alvin G. [Signature]

V222PG394

E.C.E.S., Inc. (EAST COAST ENGINEERING AND SURVEYING, INC.)

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
615 WESLEY DRIVE SUITE 203 CHARLESTON, S.C.
PHONE (803) 723-9494



LOCATION MAP - N.T.S.

PLAT OF LOT 43, PHASE II
1313 SALT MARSH COVE
DAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

ALEX N. LEMON and
PATRICIA A. DAVIS

DATE: 15 DECEMBER 1982

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 455412 00350

DATED 11/05/88

ZONE 'A5', (ELEVATION 12 MSL)

TMS 428-14-00-015

REFERENCE: PLAT BY WILBUR SMITH ASSOC.
DATED 5/12/88, RECORDED IN
CHARLESTON COUNTY R.M.C. OFFICE
IN PLAT BOOK 85 PAGE 166.

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

[Signature]
CLARENCE S. MATTHEWS S.C. REG. NO. 6538

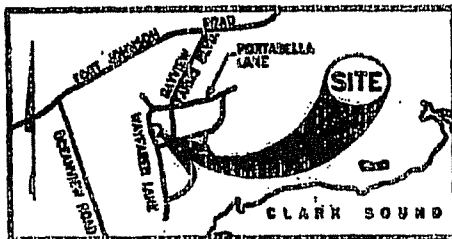
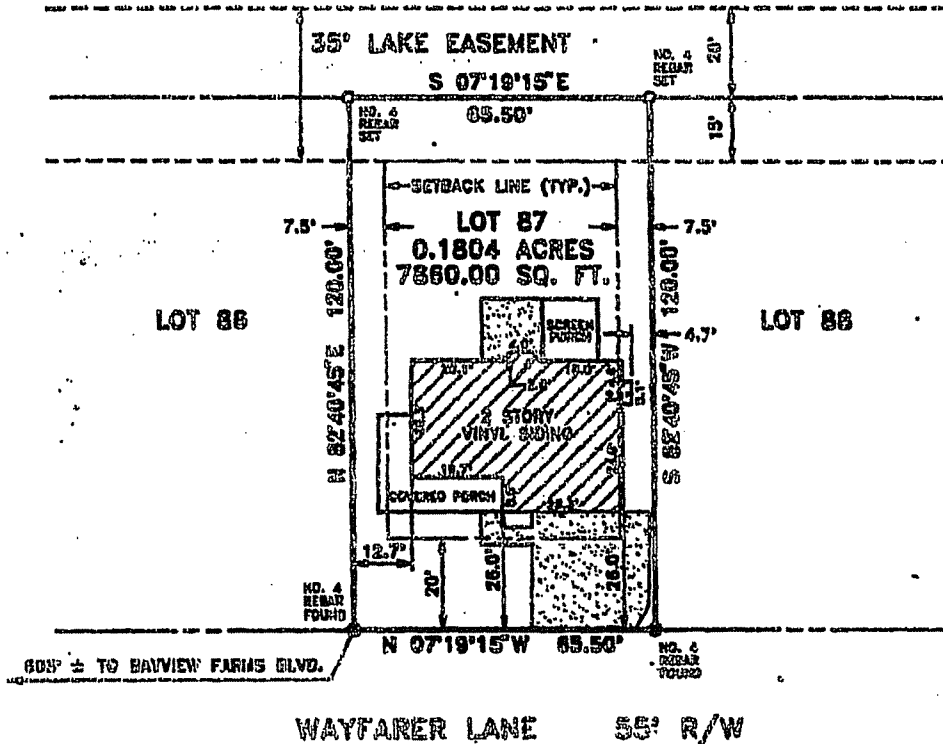
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E.C.E.S., Inc. (EAST COAST ENGINEERING AND SURVEYING, INC.)

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
4 CARRIAGE LANE SUITE 208 CHARLESTON, S.C.
PHONE: (803) 723-8494



EXISTING LAKE



LOCATION MAP - N.T.S.

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

CLARENCE S. MATTHEWS S.C. REG. NO. 6506

PLAT OF LOT 87

1035 WAYFARER LANE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.

OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

RONALD BOYD AND WANDA S. BOYD

DATE: 14 JANUARY 1985

SCALE: 1" = 30'

FIRM COMMUNITY PANEL NO. 458412 00350
DATED 11/05/86
ZONE 'B', (ELEVATION --- MSL)

TMS 428-14-00-119

REFERENCE: PLAT BY E.C.E.S., INC. DATED
9/13/82. RECORDED IN CHARLESTON
COUNTY R.M.C. OFFICE IN PLAT
BOOK CJ PAGE 6.

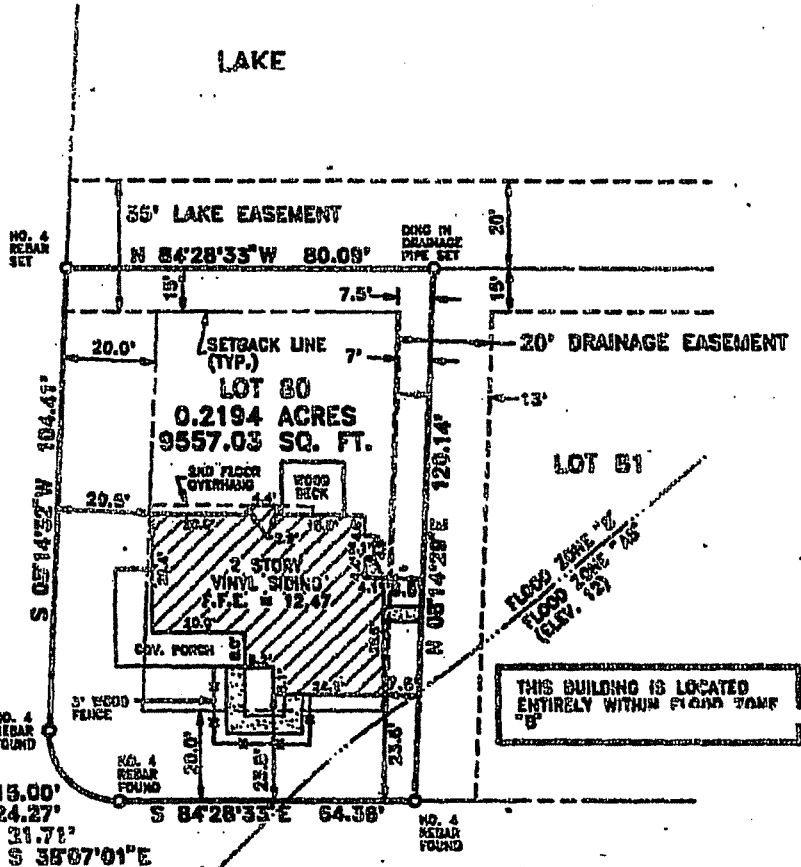
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E.C.E.S., Inc. (EAST COAST ENGINEERING AND SURVEYING, INC.)

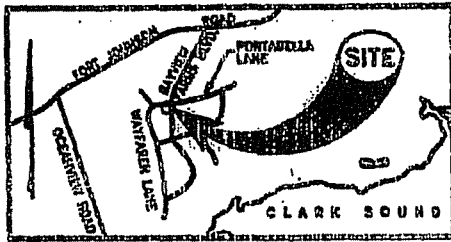
ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
4 CARRIAGE LANE SUITE 208 CHARLESTON, S.C.
PHONE: (803) 723-8484



BAYVIEW FARMS BOULEVARD 55' R/W



WAYFARER LANE 55' R/W



LOCATION MAP - N.T.S.

PLAT OF LOT 80
1001 WAYFARER LANE
BAYVIEW FARMS
CITY OF CHARLESTON
CHARLESTON COUNTY, S.C.
OWNER: LANDURA COMPANY, INC.

ABOUT TO BE CONVEYED TO:

I, CLARENCE S. MATTHEWS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

DATE: 15 DECEMBER 1982
SCALE: 1" = 30'
FIRM COMMUNITY PANEL NO. 455412 00350
DATED 11/05/80
ZONE ' ' ' (ELEVATION ---- MSL)
(° AS SHOWN)
TMS 425-14-00-126

REFERENCE: PLAT BY E.C.E.S., INC. DATED
RECORDED IN CHARLESTON
COUNTY R.M.C. OFFICE IN PLAT
BOOK PAGE

CLARENCE S. MATTHEWS, S.C. REG. NO. 6530

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ATTORNEYS AT LAW

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ROBERT H. KING
REGISTER
CHARLESTON COUNTY SC

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STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

MODIFICATION OF RESTRICTIONS
AS TO LOT 73, BAYVIEW FARMS
SUBDIVISION

WHEREAS, the Bayview Farms Architectural Review Committee have reviewed the proposed plans for the construction of a residence on Lot 73, Bayview Farms Subdivision; and

WHEREAS, the Architectural Review Committee is of the opinion and belief that due to the size and shape of Lot 73, Phase I, Bayview Farms Subdivision, as well as the topography of said lot and its location to adjacent lot it is desirable to locate the proposed residence thereon as shown on the plat attached hereto as Exhibit "A" and the applicable restrictions are hereby modified in this respect. Original recorded in Book M178-
Page 102

IN WITNESS WHEREOF the Architectural Review Committee has set its Hand and Seal this 30th day of August, 1991.

IN THE PRESENCE OF:

BAYVIEW FARMS ARCHITECTURAL
REVIEW COMMITTEE

by: Bayview Farms Associates
Limited Partnership, a North
Carolina Limited Partnership

William R. Ogden
[Signature]

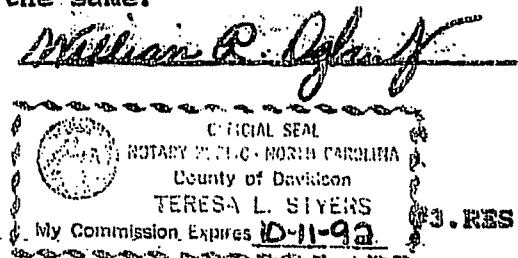
Rob J. Miquel
by: Rob J. Miquel
its: GENERAL PARTNER

STATE OF NORTH CAROLINA
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, the undersigned witness, who, upon oath, deposes and says that he/she saw the within named Bayview Farms Architectural Review Committee by Bayview Farms Associates Limited Partnership, a North Carolina Limited Partnership by Rob J. Miquel its GENERAL PARTNER sign, seal, and deliver the within instrument and that he/she with the other witness witnessed the same.

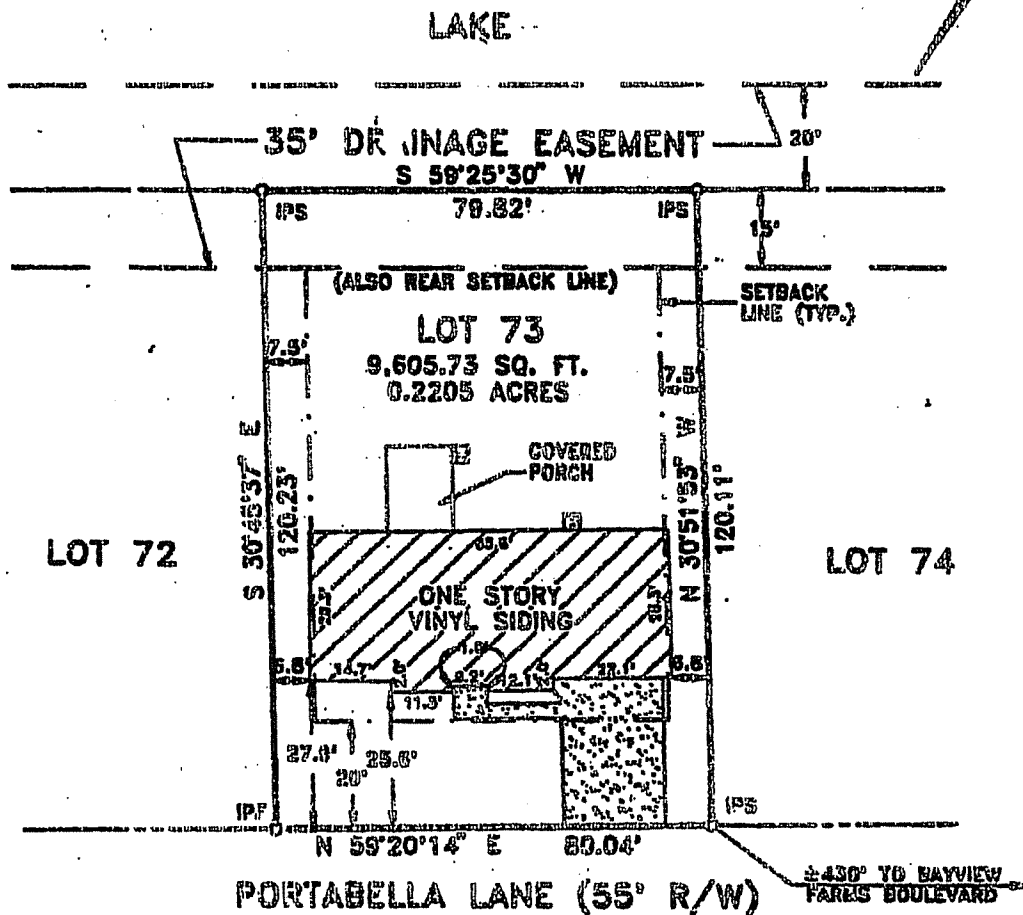
SWORN to before me this
30th day of August, 1991

Teresa L. Syens
Notary Public for North Carolina
My commission expires 10-11-92



E.C.E.D., Inc. (EAST COAST ENGINEERING AND SURVEYING, INC.)

ENGINEERS ~ PLANNERS ~ CONSULTANTS ~ SURVEYORS
615 WESLEY DRIVE SUITE 203 CHARLESTON, S.C.
PHONE: (803) 723-8494



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DOUGLAS HENNESSY
ATTORNEYS AT LAW

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JoV

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ROBERT N. KING
REGISTER
CHARLESTON COUNTY SC

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