

STATE OF SOUTH CAROLINA) TENTH AMENDMENT TO THE
) RESTRICTIVE COVENANTS
COUNTY OF DORCHESTER) APPLICABLE TO BOYLE PLANTATION

THIS TENTH AMENDMENT to the Restrictive Covenants applicable to Boyle Plantation (hereinafter referred to as the “*Tenth Amendment*”) is made this ____ day of October, 2025, by the members of the Boyle Plantation Homeowners Association (hereinafter referred to as the “BPHOA”).

WITNESSETH:

WHEREAS, the BPHOA has Restrictive Covenants issued on April 3, 2004 in Book 4047 at Page 186 along with applicable amendments as follows: First Amendment to Restrictive Covenants dated August 29, 2005 recorded in Book 4896 at page 115; Second Amendment to Restrictive Covenants dated August 29, 2005 recorded in Book 4896 at Page 118; Third Amendment to Restrictive Covenants dated September 23, 2006 recorded in Book 5782 at page 092; Fourth Amendment to Restrictive Covenants dated August 17, 2007 recorded in Book 6381 at page 147-177; Fifth Amendment to the Restrictive Covenants dated January 21, 2008 recorded in Book 6525-293; Sixth Amendment to the Restrictive Covenants dated February 6, 2009 recorded in Book 7578 at page 218; Seventh Amendment to Restrictive Covenants dated December 16, 2009 recorded in Book 7349 at page 228; Eight Amendment to Restrictive Covenants dated November 3, 2018 recorded in Book 11620 at page 101 and the Ninth Amendment to Restrictive Covenants dated April 25, 2019 recorded in Book 11869 at page 093; all Amendments have been recorded in the Register of Deed’s Office for Dorchester County; and

WHEREAS, pursuant to Paragraph 35 of the Restrictive Covenants entitled *Modification it* states that these Restrictive Covenants covering Boyle Plantation may for any purpose be altered, modified, canceled or changed at anytime by a majority of the owners of the lots in the Development; and

WHEREAS, on September 23, 2025, after proper notice to all lot owners in Boyle Plantation, a vote was held on four proposed changes to the Restrictive Covenants and the Community Design Regulations. On October 3, 2025 the votes were counted and a majority vote was reached and verified in favor of changing all four of the proposed amendments; and

NOW, THEREFORE, for and in consideration of the premises and the benefits to be derived by each and every owner and subsequent Owner of any property located in Boyle Plantation, the amendments to the Restrictive Covenants are as follows:

1. Community Design Regulation - page 19c is amended as follows

Homes must have at least a 36” minimum crawl space. Each crawl area is required to be finished with a stone or brick apron measuring a minimum of 36” from grade. Stucco apron is conditional and will be

reviewed on a case-by-case basis. Taller crawl spaces are allowed on a case-by-case basis. Slab on grade construction for the primary dwelling and/or entrance to living area is not accepted. Slab on grade construction for detached structures (including sheds) are required to have side or rear doors, no front/street facing doors. Detached structures are to match the primary dwelling relating to exterior finishes - apron, windows, siding, color and roof are required to match the primary dwelling; All structures must have written approval from the BPARB. Basements are not allowed.

2. Community Design Regulation - page 18 - Building Size and Height paragraph 2 is amended as follows:

Houses will have a minimum heated square footage of 3,000 sq ft. One-story homes are required to have a minimum of 10' ceilings.

3. Community Design Regulation - Page 16 - Setbacks is amended as follows:

All dwellings shall be at least seventy-five (75') feet up to one hundred (100') feet from the front lot line of each lot. Dwellings must be in line with the adjacent dwellings. All dwellings shall further be at least twenty-five (25') feet from any side lot line of each lot and a minimum of fifteen feet (15") for a detached garage and all dwellings shall further be a least thirty (30') feet from the rear lot line of each lot. All dwellings are to be centrally located on each lot.

4. Community Design Regulation - page 16 - Driveway Design paragraph 3 is amended as follows:

Where roadside drainage swales exist, a minimum 12-inch up to a maximum of 18-inch inside diameter concrete drainage pipe shall be installed under the driveway to facilitate drainage. The swale(s) cannot be filled in.

All other provisions and terms of the Restrictive Covenants and the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth and Ninth Amendments to the Restrictive Covenants shall remain in full force and effect.

