

State of South Carolina)	FOURTH AMENDMENT TO THE RESTRICTIVE COVENANTS APPLICABLE TO BOYLE PLANTATION
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)	
County of Dorchester)	

THIS FOURTH AMENDMENT to the Restrictive Covenants applicable to Boyle Plantation (hereinafter referred to as the “Fourth Amendment”) is made this ___ day of _____, 2007, by Boyle Plantation Homeowners Association, LLC (hereinafter referred to as the “Association”)

WITNESSETH:

WHEREAS, DiRocco Enterprises, LLC, (hereinafter referred to as the “Declarant”), has established Restrictive Covenants applicable to Boyle Plantation (hereinafter referred to as the “Restrictive Covenants”) dated April 3, 2004, and recorded April 6, 2004 in the Dorchester RMC Office Book 4074, at page 186; and

WHEREAS, the Declarant issued First, Second, and Third Amendments to the Restrictive Covenants dated August 29, 2005 (recorded August 30, 2005; Dorchester RMC Office Book 4896, pg 115); 29 August, 2005 (recorded August 30, 2005; Dorchester RMC Office Book 4896, pg 118); and 23 September, 2006 (recorded January 4 2007; Dorchester RMC Office Book 5782, pg 092) respectively; and

WHEREAS, the Officers of the Association having been elected by a majority of the Lots in Boyle Plantation as described in the Restrictive Covenants; and

WHEREAS, the Declarant still owns one lot in Boyle Plantation and has provided written consent; and

WHEREAS the Association desires to amend a portion of the Restrictive Covenants as more particularly set forth below.

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

(Changes height of Front Lot Fence)
Paragraph 13 – Fences

Any fence erected on any Lot must have an appearance similar to that of the dwelling house on said Lot if the fence is visible from any street. Chain link fences will not be allowed on any of the Lots unless specifically approved in writing by the Declarant. Fences may be constructed along the rear lot line of each Lot, so long as such rear fence does not exceed six (6) feet in height. Fences may be constructed along the front and side lot lines, so long as such fences along the side and front lot lines do not exceed four (4) feet in height and as long as such fence has an appearance similar to that of the dwelling house on said Lot. The plans for the construction of any fence and its location on any Lot must be approved in writing by the Declarant prior to said fence being erected on the Lot.

Any fence erected on any Lot must also comply with the regulations of Dorchester County or the applicable governmental authority and the laws of the State of South Carolina, where applicable.

(Change allows 6 wheeled vehicles)

Paragraph 19 – Trailers, Trucks, Boats, and Other Vehicles

No construction trailer, house trailer, mobile home, school buses, equipment, vehicles with more than six (6) wheels or three (3) or more axles, boats in excess of twenty-seven (27) feet in length, and travel trailers, or other like equipment, or other commercial vehicles shall be stored or parked, either temporarily or permanently, on any Lot or on any street adjacent to any Lot, except that construction trailers, equipment, and vehicles may be parked on a Lot or the adjacent street during construction on that Lot. Campers or like equipment and boats twenty-seven (27) feet in length or less may be kept in the back yard behind any dwelling so long as such camper or like equipment or boat is suitably screened or housed and not used as a residence. If Declarant provides an area where any such trailers, equipment, vehicles, campers, or boats may be stored or parked, use of the area shall be subject to regulations established by Declarant.

(Changes Satellite Dish size requirement)

Paragraph 22 – Antenna

No ham or citizens band radio antenna, transmitting antenna, satellite dish antenna, or other free-standing antenna (other than satellite dishes which do not exceed 36" in diameter and are attached to the rear of the single family dwelling) will be permitted on any Lot or attached to any structure.

FURTHER, the Restrictive Covenants are also amended to reflect that the Association has adopted "Community Design Regulations" that are attached in-total to this amendment, and considered part thereof.

NOTWITHSTANDING anything to the contrary, the revisions made in this Fourth Amendment shall not be enforceable until the date on which the Fourth Amendment is filed in the Office of the Dorchester RMC.

FURTHER, all other provisions and terms of the Restrictive Covenants shall remain in full force and effect.

