

Re-record to correct
Exhibit B



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BP0663648

STATE OF SOUTH CAROLINA)	AMENDMENT
)	TO MOUZON BLUFF COVENANTS,
)	CONDITIONS AND
)	RESTRICTIONS
COUNTY OF CHARLESTON)	BOOK B592, PAGE 239

WHEREAS, Declaration of Covenants, Conditions and Restrictions for Mouzon's Bluff dated July 19, 2006 and recorded in Book B592 at Page 239 in the RMC Office for Charleston County, South Carolina (herein after "Covenants and Restrictions") and;

WHEREAS, Article 10, Section 4, Amendment, of the Covenants and Restrictions provides for amendment of the Covenants and Restrictions by and instrument signed by 2/3 of the Lot Owners., and;

WHEREAS, attached hereto as Exhibit A is a document signed by 2/3 of the Lot Owners amending Article VII 3. Setbacks, Building Lines and Construction Requirements of the Covenants and Restrictions to conform to the Conceptual Site Plan attached hereto, and;

NOW THEREFORE, the President of the Property Owners Association hereby amends the Covenants and Restrictions to incorporate Exhibit A attached hereto, and;

NOW THEREFORE, all the above recitals are incorporated herein as if fully restated;

Exhibit A

The undersigned members of Mouzons Bluff Homeowners Association agree to the following modification of the Declaration of Covenants, Conditions, and Restrictions.

Current Verbiage:

Article VII - 3. Setbacks, Building Lines and Construction Requirements

(a) Each building or structure erected on any Lot shall be situated on such Lot in accordance with the Skipper's Point Declaration building and setback codes, and the building and setback codes of the Town of McClellanville, with the more stringent prevailing in the event of a conflict.

(b) Any building or structure erected on a Lot with water frontage, shall be set back from the water or marsh as required by the Skipper's Point Declaration, and by OCRM, or the Town of McClellanville, or as shown on a subdivision plat, whichever is greater.

Proposed Verbiage:

Article VII - 3. Setbacks, Building Lines and Construction Requirements

(a) Setbacks shall follow verbiage listed on approved Mouzon's Bluff Conceptual Plan henceforth referred to as "Exhibit B" and listed below.






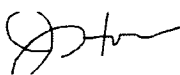






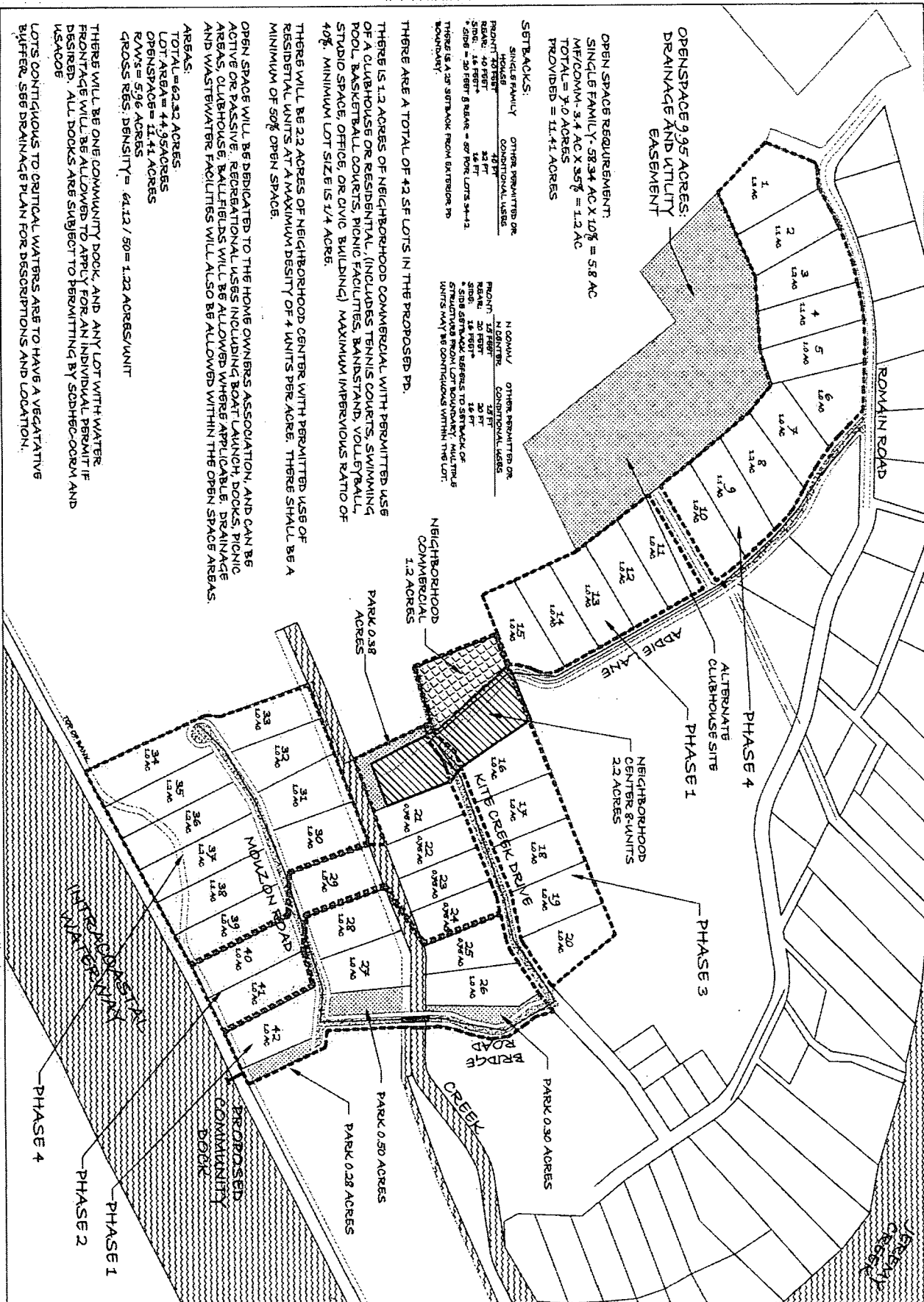
TMS#	Property Address	Owner			
744-00-00-235	731 Romain Rd	Douglas R. Oswald	<i>Douglas Oswald</i>		08/07/2017 12:23 PM EDT
744-00-00-236	721 Romain Rd	Yvette & Andrew Grist	<i>Yvette Grist</i>		08/07/2017 11:09 AM EDT
744-00-00-237	316 Mouzon Bluff	Pottberg Holding LLC			
744-00-00-238	342 Mouzon Bluff	Donald & Michelle Kernen	<i>Michelle Kernen</i>		08/04/2017 03:26 PM EDT
744-00-00-239	364 Mouzon Bluff	J Daniel Floyd	<i>Daniel Floyd</i>		08/06/2017 12:12 PM EDT
744-00-00-259	380 Mouzon Bluff	Daniel & Jocelyn Bates	<i>Daniel Bates</i>		08/03/2017 09:27 AM EDT
744-00-00-260	396 Mouzon Bluff	John L Pavy			
744-00-00-261	414 Mouzon Bluff	Julie H Stover			08/13/2017 02:15 PM EDT
744-00-00-262	428 Mouzon Bluff	Mary J Palmer			
744-00-00-276	440 Mouzon Bluff	Geoff & Julie Reid	<i>Geoff Reid</i>		08/03/2017 12:40 PM EDT
744-00-00-279	___ Mouzon Bluff	William & Linda Wright	<i>Linda M Wright</i>		08/10/2017 04:48 PM EDT
744-00-00-275	___ Mouzon Bluff	Jeremy & Jennifer Crady	<i>Jennifer Crady</i>		08/07/2017 04:29 PM EDT
744-00-00-264	504 Mouzon Bluff	Dean & Carmen Byrd	<i>Dean Byrd</i>		08/11/2017 09:51 PM EDT
744-00-00-265	514 Mouzon Bluff	Dr. Robert E Hooker			
744-00-00-266	530 Mouzon Bluff	T A Swinnie & H Culbertson			
744-00-00-267	544 Mouzon Bluff	Andrea & Brandon Reagan	<i>Brandon Reagan</i>		08/14/2017 08:02 AM EDT

Exhibit B



OPEN SPACE REQUIREMENT:
 SINGLE FAMILY - 08.34 AC X 10% = 5.8 AC
 MF/COMM - 3.4 AC X 35% = 1.2 AC
 TOTAL = 7.0 ACRES
 PROVIDED = 11.41 ACRES

STRAKES:

FRONT HOUSE	OTHER PERMITTED OR CONVENTIONAL USES	FRONT HOUSE	OTHER PERMITTED OR CONVENTIONAL USES
40 FEET	10 FT	40 FEET	10 FT
14 FEET	14 FT	14 FEET	14 FT
20 FEET	20 FT	20 FEET	20 FT
20 FEET	20 FT	20 FEET	20 FT

NOTE: STRAKE REFERS TO STRAKE OF STRIKE FROM LOT BOUNDARY TO THE LOT BOUNDARY.

THERE ARE A TOTAL OF 42 SF LOTS IN THE PROPOSED PD.
 THERE IS 1.2 ACRES OF NEIGHBORHOOD COMMERCIAL WITH PERMITTED USE OF A CLUBHOUSE OR RESIDENTIAL, (INCLUDES TENNIS COURTS, SWIMMING POOL, BASKETBALL COURTS, PICNIC FACILITIES, BANDSTAND, VOLLEYBALL STUDIO SPACE, OFFICE, OR CIVIC BUILDING) MAXIMUM IMPROVEMENTS RATIO OF 40%. MINIMUM LOT SIZE IS 1/4 ACRE.
 THERE WILL BE 2.2 ACRES OF NEIGHBORHOOD CENTER WITH PERMITTED USE OF RESIDENTIAL UNITS AT A MAXIMUM DENSITY OF 4 UNITS PER ACRE. THERE SHALL BE A MINIMUM OF 50% OPEN SPACE.

OPEN SPACE WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION, AND CAN BE ACTIVE OR PASSIVE RECREATIONAL USES INCLUDING BOAT LAUNCH, DOCKS, PICNIC AREAS, CLUBHOUSE, BALLFIELDS WILL BE ALLOWED WHERE APPLICABLE. DRAINAGE AND WASTEWATER FACILITIES WILL ALSO BE ALLOWED WITHIN THE OPEN SPACE AREAS.
 AREAS:
 TOTAL = 62.33 ACRES
 LOT AREA = 44.95 ACRES
 OPEN SPACE = 11.41 ACRES
 FRY'S = 5.98 ACRES
 GROSS RES. DENSITY = 61.12 / 50 = 1.22 ACRES/UNIT
 THERE WILL BE ONE COMMUNITY DOCK, AND ANY LOT WITH WATER FRONTAGE WILL BE ALLOWED TO APPLY FOR AN INDIVIDUAL PERMIT IF DESIRED. ALL DOCKS ARE SUBJECT TO PERMITTING BY SCDHEC-OCEAN AND USACE
 LOTS CONTIGUOUS TO CRITICAL WATERS ARE TO HAVE A VEGETATIVE BUFFER. SEE DRAINAGE PLAN FOR DESCRIPTIONS AND LOCATION.

CONCEPTUAL SITE PLAN
 03-03-04
 SHEET 1 OF 3 Scale: 1"=300'

MOUZON'S BLUFF MASTER PLAN

MB MBB Malcolm Baldwin, PE
 580 Romain Road
 McClellanville, SC 29458
 (843) 697-4340 mbcuce@yahoo.com

Exhibit B

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0660	832	Misc/Amend
Charlie Lybrand, Register Charleston County, SC		

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