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STATE OF SOUTH CAROLINA)	SECOND AMENDMENT TO DECLARATION
)	OF COVENANTS AND RESTRICTIONS OF
COUNTY OF CHARLESTON)	THE OCEAN POINT PROPERTY OWNERS'
)	ASSOCIATION OF ISLE OF PALMS, INC.
)	· ·

THIS IS THE SECOND AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS for Ocean Point Property Owners' Association of Isle of Palms, Inc. dated October 7, 1988 and recorded October 11, 1988 in Book V-178, Page 719 in the RMC Office for Charleston County ("Covenants and Restrictions").

WHEREAS, Wild Dunes Associates, a Partnership and Seventeenth Fairway Venture, a Joint Venture, collectively called "Declarant", filed the above-referenced Covenants and Restrictions; and

WHEREAS, ARTICLE IX, Section 2 of the Covenants and Restrictions addressing amendments states in part as follows:

All proposed amendments shall be submitted to a vote of the Members at a duly called meeting of the Association and any such proposed amendment shall be deemed approved if three-fourths (3/4) of the votes cast at such meeting vote in favor of such proposed amendment. And

WHEREAS, on September 1, 2022, all owners were notified of the voting and of the proposed amendments to the Covenants and Restrictions to be voted on. The quorum requirements for a vote to amend the Covenants and Restrictions is sixty percent of its Members. There are a total of seventy-one (71) Members. Sixty-two (62) of the Members were represented and voted in person or by proxy. The required number of votes to adopt the amendments is three-fourths of the Members voting or forty-seven (47). Said amendments were approved by the Members as follows:

Amendment to prohibit ownership exceeding two dwelling units and/or lots by a vote of sixty-two (62) in favor and zero (0) opposed.

Amendment to permit the Association to sell Common Property, and adjust Common Property location by Member vote by a vote of sixty-one (61) in favor and one (1) opposed.

And the Board of Directors certifies said facts by execution hereof and that these amendments shall be effective as of September 30, 2022;

NOW, THEREFORE the Board of Directors of the Ocean Point Property Owners Association of Isle of Palms, Inc. Declaration of Covenants and Restrictions is amended as follows:

Revise Article IV as follows:

1. Revise the title language of Section 2 as follows:

Section 2. Prohibition Against Interval Ownership, and Prohibition Against Ownership exceeding Two Dwelling Units and/or Lots

- 2. Add the following after paragraph (a):
- (b) At no time shall title and/or ownership of more than two Dwelling Units and/or Lots be vested in, owned by or held directly or indirectly by the same natural person or persons, corporation, association, partnership, trust organization, investor group or entity of any kind (hereinafter a "Person") or its or their spouse, agents, assigns, heirs, or Affiliates. For purposes of this covenant, "Affiliate" shall mean a Person or Persons that directly or indirectly controls, is controlled by or is under common control with any other Person, where control may be either through one or more intermediaries, management authority, contract, or ownership of 10% or more of the outstanding equity interest.

Revise Article VII as follows by adding a Section 6, as follows:

Section 6: Sale of Common Property

The Association shall have the sole authority to sell portions of Common Property on behalf of the Association, to increase or decrease the size of Common Property, to add or remove portions of Common Property or to change the location of portions of Common Property. Any adjustment to the dimensions or the location of Common Property and any sale of Common Property by the Association shall be approved by the affirmative vote of more than fifty percent (50%) of the votes of the Members present, in person or by proxy, at a duly called meeting of the Members at which a quorum is present.

EXCEPT AS AMENDED HEREIN, all other terms and conditions of said Declaration of Covenants and Restrictions shall remain and be the same.

IN WITNESS WHEREOF, the undersigned have their hands and seals this 23rd day of , 2022.

WITNESSES:

The Board of Directors of Ocean Point Property Owners Association of Isle of Palms, Inc.

Robert Raubach, President

Les Kutcher, Secretary

STATE OF SOUTH CAROLINA

I, hristing Crocco, Notary Public for the State of South Carolina, do hereby certify that the Board of Directors of Ocean Point Property Owners Association of Isle of Palms, Inc. by Robert Raubach, President and Les Kutcher, Secretary personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
SWORN to and subscribed before me

Notary Public, State of South Carolina

this 23 day of Narmber 2022

My commission expires 3/2/24