STATE OF SOUTH CAROLINA)	
)	First Amendment to Declaration of Covenants,
)	Conditions and Restrictions for Governor's Walk
COUNTY OF CHARLESTON)	Recorded in Book 0326, Page 895

WHEREAS, 51 Gadsden Street, LLC did cause the Declaration of Covenants, Conditions and Restrictions for Govenor's Walk (hereinafter to be duly filed of record in the Office of the RMC for Charleston County, South Carolina on April 29, 2013, in Book 0326, Page 895; and

WHEREAS the Declaration under Article VII, Paragraph A, Section 2 letter (iii) required the Association to purchase flood insurance for the Lots, however this has become increasingly difficult and or impossible with the latest regulations and guidelines mandated by FEMA, and therefore it is the desire and intention of the Owners to change this requirement of the Association and mandate that the Owners of each Lot purchase the flood insurance for their respective Lots themselves; and

WHEREAS, Article X of the Declaration allows for the amendment of the Declaration by way of a written amendment recorded in the Register of Mesne Conveyance Office of Charleston County, South Carolina; and

WHERAS the Owners, as defined in the Declaration, do desire to amend the Declaration and do hereby amend the Declaration by way of this First Amendment to Declaration of Covenants, Conditions and Restrictions for Governor's Walk (hereinafter "First Amendment"); and

NOW THEREFORE, the Declaration is hereby amended as follows:

Article VII, Paragraph A, Section 2 is amended to remove letter (iii) Loss by way of damage caused by flood.

The following paragraph is hereby added to the Declaration as Article VII, Paragraph A, Section 8:

8. Flood Insurance Coverage. The Owner of each Lot shall purchase insurance covering all buildings and improvements upon the Properties for loss by way of damage caused by flood in a minimum amount equal to Eighty percent (80%) of the insurable replacement cost value according to FEMA guidelines. Said policy shall list the Association as an Additional Named Insured and a Certificate of Insurance stating the coverage amount, term and additional insured(s) shall be provided to the Association by each Owner annually at the renewal of each Owner's respective policy. Should any Owner fail to purchase or maintain said flood insurance policy as mandated hereinabove, the Association shall have the right, but not the obligation, to purchase the flood insurance as required hereinabove and charge the amount of the premium, costs and fees associated therewith, to that Owner as a special assessment. The Association shall have this right to force place the afore-mandated flood insurance without the need for a special meeting and shall have

the right, power and authority to charge the Owner any and all premiums, costs and fees associated therewith as a special assessment without the need for a special meeting or special notice advising the Owner of the same.

To the extent that this First Amendment conflicts with any other term or condition contained in the Declaration, this First Amendment shall supersede the Declaration and shall be binding upon the Owners as defined therein.

All other terms and conditions set forth in the Declaration shall remain in full force and effect.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the undersigned has cal	used this First Amendment to be executed by its authorized	
signatory as of this 13 day of JUNE	, 2016.	
SIGNED, SEALED, AND DELIVERED		
IN THE PRESENCE OF:	OWNERS OF LOTS 1 AND 6	
Swaf Al	BY: Vance Jensen ITS: AUTHORIZED MEMBER	
STATE OF SOUTH CAROLINA]		
1		
COUNTY OF CHARLESTON]		
The within instrument was acknowledged before me by its makers. SWORN to before me this		
OF LOTADA	Notary Public for South Carolina	
NOTARY PUBLIC PUBLIC THE CAROLINATION THE CAR	My Commission Expires: () 23.2023	