

CONSOLIDATED, AMENDED AND RESTATED DECLARATION
OF
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS
APPLICABLE TO
HIDDEN LAKES SUBDIVISION

WHEREAS, declarations of covenants, conditions, easements and restrictions applicable to Hidden Lakes subdivision have been recorded in the R.M.C. Office for Charleston County on the dates and at the book and page numbers listed below:

1. Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated January 15, 1988, and recorded January 20, 1988, in Book W 171, page 884.
2. Amendment to Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated February 11, 1988, and recorded February 11, 1988, in Book M 172, page 698.
3. Amendment to Declaration of Covenants, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated July 22, 1988, and recorded July 22, 1988, in Book O 176, page 680.
4. Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated June 22, 1989, and recorded on June 29, 1989, in Book O 185, page 691.
5. Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision, Phase III-A, dated April 23, 1993, and recorded on April 26, 1993, in Book C 226, page 47.
6. Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated June 12, 1992, and recorded on June 22, 1992, in Book F 215, page 129.
7. Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated March 30, 1993, and recorded March 31, 1993, in Book F 225, page 762.
8. Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated November 5, 1993, and recorded on November 5, 1993, in Book K 234, page 429.

WHEREAS, the following described properties were previously subject to the declarations listed above and are hereby made subject to this Consolidated, Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision:

1. Plat by H. P. Tompkins, Jr., Inc dated October 12, 1987, entitled "CONDITIONAL PLAT OF HIDDEN LAKES SUBDIVISION PHASE I TOWN OF MT. PLEASANT CHARLESTON COUNTY SOUTH CAROLINA" recorded in Plat Book BQ, page 24, as also can be seen on the final plat by H. P. Tompkins, Jr., Inc. dated May 12, 1988 entitled "FINAL PLAT OF HIDDEN LAKES SUBDIVISION PHASE I TOWN OF MT. PLEASANT CHARLESTON COUNTY SOUTH CAROLINA OWNED BY HARDMAN CONSTRUCTION COMPANY, INC." and recorded in Plat Book BS at page 117, as revised by plat by H. P. Tompkins, Jr., Inc. dated December 5, 1988 entitled "PLAT SHOWING THE REVISION OF LOTS 40, 41, AND 42 BLOCK B PHASE I HIDDEN LAKES S/D TOWN OF MT. PLEASANT CHARLESTON COUNTY SOUTH CAROLINA" and recorded in Plat Book FU at page 24.
2. Plat by H. P. Tompkins, Jr., Inc dated October 12, 1987, entitled "CONDITIONAL PLAT OF HIDDEN LAKES SUBDIVISION PHASE I TOWN OF MT. PLEASANT CHARLESTON COUNTY SOUTH CAROLINA" recorded in Plat Book BQ, page 25, as also can be seen on the final plat by H. P. Tompkins, Jr., Inc. dated May 12, 1988 entitled "FINAL PLAT OF HIDDEN LAKES SUBDIVISION PHASE I TOWN OF MT. PLEASANT CHARLESTON COUNTY SOUTH CAROLINA OWNED BY HARDMAN CONSTRUCTION COMPANY, INC." and recorded in Plat Book BS at page 118.
3. Plat by H. P. Tompkins, Jr., Inc dated October 12, 1987, entitled "CONDITIONAL PLAT OF HIDDEN LAKES SUBDIVISION PHASE I TOWN OF MT. PLEASANT CHARLESTON COUNTY SOUTH CAROLINA" recorded in Plat Book BQ, page 26, as also can be seen on the final plat by H. P. Tompkins, Jr., Inc. dated May 12, 1988 entitled "FINAL PLAT OF HIDDEN LAKES SUBDIVISION PHASE I TOWN OF MT PLEASANT CHARLESTON COUNTY SOUTH CAROLINA OWNED BY HARDMAN CONSTRUCTION COMPANY, INC." and recorded in Plat Book BS at page 119.
4. Plat by Precision Land Surveying, Co, dated June 13, 1989, entitled "CONDITIONAL PLAT OF PHASE II HIDDEN LAKES SUBDIVISION CONTAINING LOT 40-68, BLOCK A, LOTS 21-29, BLOCK B AND LOTS 16-27, BLOCK C, TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA", recorded in Plat Book BW, page 91, as also can be seen on the final plat by Precision Land Surveying Company dated November 17, 1989 entitled "FINAL PLAT OF PHASE II HIDDEN LAKES SUBDIVISION CONTAINING LOTS 40-68 BLOCK A LOTS 21-29 BLOCK B AND LOTS 16-27 BLOCK C TOWN OF MT PLEASANT CHARLESTON COUNTY SOUTH CAROLINA" and recorded in Plat Book BZ at page 181, as revised by plat by Precision Land Surveying Company dated January 25, 1991 entitled "PLAT SHOWING CORRECTION TO PROPERTY LINE BETWEEN LOT 46-A AND LOT 47-A OVERCREEK COURT HIDDEN LAKES PHASE II TOWN OF MT PLEASANT CHARLESTON COUNTY SOUTH CAROLINA" and recorded in Plat Book CC at page 3, and as revised by plat by Precision Mapping and Land Surveying, Inc. dated February 10, 1992 entitled "PLAT SHOWING ABANDONMENT TO PROPERTY LINE BETWEEN LOT 54-A AND LOT 55-A INTO LOT 54-A1 AND LOT 55-A1 HIDDEN LAKES SUBDIVISION PHASE II TOWN OF MT. PLEASANT CHARLESTON COUNTY SOUTH CAROLINA" and recorded in Plat Book CG at page 6.

5. Plat by Precision Land Surveying, Co, dated January 8, 1993, entitled "FINAL PLAT OF HIDDEN LAKES SUBDIVISION TOWN OF MT. PLEASANT CHARLESTON COUNTY PHASE III-A PLAT SHOWING LOTS 28-C THRU 37-C AND LOTS 69-A THRU 78-A", recorded in Plat Book CL, page 82.
6. Plat by Precision Surveying, Co., dated March 29, 1993, entitled "FINAL PLAT OF CENTER LAKE COMMUNITY OF HIDDEN LAKES TOWN OF MT. PLEASANT CHARLESTON COUNTY PHASE "C" PLAT SHOWING LOTS 14-29 & 55-64" and recorded in Plat Book CL, page 175.
7. Plat by Precision Surveying, Co., dated May 29, 1992, entitled "FINAL PLAT OF CENTER LAKE COMMUNITY OF HIDDEN LAKES TOWN OF MT. PLEASANT CHARLESTON COUNTY PHASE I PLAT SHOWING LOTS 1-13 AND 44-54 AND LOT 75" and recorded in Plat Book CH, page 86.
8. Plat by Keith K. Ruddy, RLS, dated October 29, 1993, entitled "FINAL PLAT OF CENTER LAKE COMMUNITY OF HIDDEN LAKES TOWN OF MT. PLEASANT CHARLESTON COUNTY PHASE B PLAT SHOWING LOTS 30-43 & 65-74 AND A RESUBDIVISION OF LOTS 46 AND 47" and recorded in Plat Book CO, page 26.
9. Plat by Penolia A. Van Buren, PLS, ARC Surveying Company, Inc., dated March 31, 1994 and last revised April 25, 1994 entitled "HIDDEN LAKES SUBDIVISION PLAT SHOWING LOT LINE ADJUSTMENTS OF LOT 3-18, BLOCK "A", INTO LOTS 3A-18A, BLOCK "A" AND HOMEOWNER'S ASSOCIATION PROPERTY" and recorded in Plat Book EA at page 12.
10. Plat by Penolia A. Van Buren, PLS, ARC Surveying Company, Inc., dated March 31, 1994 and last revised April 25, 1994 entitled "PLAT OF FUTURE DEVELOPMENT AND HOMEOWNER'S ASSOCIATION PROPERTY FOR HIDDEN LAKES SUBDIVISION" and recorded in Plat Book EA at page 13.
 Plat by Penolia A. Van Buren, R.L.S., ARC Surveying Company, Inc., dated April 29, 1994 entitled "HIDDEN LAKES, PLAT SHOWING RESUBDIVISION OF LOTS 10 AND 11 AND CANAL AREA INTO LOTS 10-A1, AND 11-A1, BLOCK "B" TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA" and recorded in Plat Book DA at page 11.
 Plat by Penolia A. Van Buren, P.L.S., ARC Surveying Company, Inc., dated May 3, 1994 entitled "HIDDEN LAKES SUBDIVISION PLAT SHOWING RESUBDIVISION OF LOT 40 and LOT 41, BLOCK A INTO LOT 40-A1 and 41-A1 TOWN OF MT. PLEASANT COUNTY OF CHARLESTON, SOUTH CAROLINA" and recorded in Plat Book EA at page 18.

WHEREAS, it is the intent of the Developer and the Owners to amend the previously recorded declarations and combine them into one (1) document to comply with the requirements of the Veterans Administration.

NOW, THEREFORE, the Developer and Owners hereby declare that the declarations previously recorded on January 20, 1988, in Book W 171, Page 884, Amendment to Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes

Subdivision dated February 11, 1988, and recorded February 11, 1988, in Book M 172, page 698; Amendment to Declaration of Covenants, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated July 22, 1988, and recorded July 22, 1988, in Book O 176, page 680; Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated Jun 22, 1989, and recorded on June 29, 1989, in Book O 185, page 691; Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision, Phase III-A, dated April 23, 1993, and recorded on April 26, 1993, in Book C 226, page 47; Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated June 12, 1992, and recorded on June 22, 1992, in Book F 215, page 129; Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated March 30, 1993, and recorded March 31, 1993, in Book F 225, page 762; Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision dated November 5, 1993, and recorded on November 5, 1993, in Book K 234, page 429 are hereby combined by this Consolidated, Amended and Restated Declaration so that all of the property described above shall be held, sold and conveyed subject to the following easements restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all the parties having right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

1. DEFINITIONS

"LOT" shall mean any residential building lot as shown on the recorded plats of Hidden Lakes Subdivision and shall include any dwelling thereon when the context requires such construction.

"OWNER" shall mean and refer to the recorded owner, whether one or more persons, firms, associations, corporations, partnerships or other legal entities of the fee simple title to any lot, but not withstanding any applicable theory of a mortgage, shall not mean or refer to the Mortgagee unless or until such Mortgagee has acquired title pursuant to foreclosure proceedings or any proceedings in lieu of foreclosure, nor shall the term "Owner" mean or refer to any Lessee or Tenant of an Owner.

"ASSOCIATION" shall mean and refer to Hidden Lakes Homeowners Association, Inc., its successors and assigns.

"COMMON AREA" shall mean all the real property (including the improvements thereon) owned by the Association for the common use and enjoyment of the Owners. The Common Area which is currently owned by the Association is described on the attached Exhibit A.

Common Area shall also mean such property which from time to time is deeded to the Association by the Developer. Common Area may be conveyed subject to all applicable restrictive covenants of record, and when tendered, title thereto shall be accepted by the Association.

"DEVELOPER" shall mean and refer to HCC Limited Partnership, as well as its successors and assigns.

"MEMBER" shall mean and refer to every person or entity who holds membership with voting rights in the Association. Every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

"BYLAWS" shall mean the bylaws of the Association which establish the method and procedure of its operation.

"PROPERTIES" shall mean and refer to those certain real properties hereinabove described, and such additions thereto as may hereinafter be brought within the jurisdiction of the Association.

"DECLARATION" shall mean this consolidated, amended and restated declaration of covenants, conditions, easements and restrictions applicable to Hidden Lakes Subdivision, as the same may be amended, renewed or extended from time to time in the manner herein provided.

2. PROPERTY RIGHTS

Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the right of the Association to: (1) charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area. (2) suspend the voting rights and right to use the Common Area by an Owner for any period during which any assessment against his Lot remains unpaid. (3) dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer is signed by two thirds (2/3) of the Members has been recorded. Any Owner may delegate his right of enjoyment to the Common Area to the members of his family, his tenants, or contract purchasers who reside on the property.

3. COVENANT FOR MAINTENANCE ASSESSMENTS

The Developer, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the Lot and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees shall be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

The rate of annual assessment shall be determined by the location of a Lot based on the following categories:

TYPE I : Lake and Canal frontage Lots within Hidden Lakes Subdivision, Phase I, Phase II, and Phase III-A which were recorded in Plat Book BK, Pages 24, 25, & 26; Plat Book BW, Page 91; and Plat Book CL, Page 82.

TYPE II: Interior Lots within Hidden Lakes Subdivision, Phase I, Phase II, and Phase III-A which were recorded in Plat Book BK, Pages 24, 25, & 26; Plat Book BW, Page 91; Plat Book CL, Page 82; and, Lake Frontage Lots within Center Lake Community of Hidden Lakes, Phase I, Phase "B", and Phase "C" which were recorded in Plat Book CH, Page 86; Plat Book CO, Page 26; and Plat Book CL, Page 175.

TYPE III: Interior Lots within Center Lake Community of Hidden Lakes, Phase I, Phase "B", and Phase "C" which were recorded in Plat Book CH, Page 86; Plat Book CO, Page 26; and Plat Book CL, Page 175.

Until December 31, 1994, the maximum annual assessment for each Lot category shall be as follows:

TYPE I : \$400.00
TYPE II : \$300.00
TYPE III : \$200.00

Any Lots owned by the Developer as of December 31st of the year in which a final plat is recorded shall be assessed at fifty percent (50%) of the maximum annual assessment for that year.

The maximum annual assessment for the calendar year beginning January 1, 1995 and for each calendar year thereafter may be increased not more than ten percent (10%) above the maximum assessment for the previous calendar year without a two-thirds (2/3) vote of the membership. Any increase in assessments due to lake and canal maintenance shall be borne seventy-five percent (75%) by TYPE I Lots and twenty-five percent (25%) by TYPE II & III Lots.

The maximum annual assessment for the calendar year beginning January 1, 1995 and for each calendar year thereafter may be increased without limit by a vote of two-thirds (2/3) of the Members who are voting in person or by proxy, at a meeting duly called for this purpose.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property relating thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of Members who are voting in person or by proxy at a meeting duly called for this purpose.

Written notice of a meeting called for the purpose of increasing assessments more than ten percent (10%) or approving a special assessment, shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all of the votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

At least thirty (30) days in advance of each annual assessment period, the Board of Directors of the Association shall fix the amount of the annual assessment and promptly thereafter shall cause written notice thereof to be sent to every Owner subject thereto. In the event the Board of Directors shall fail to fix the amount of annual assessment as described above, the assessment fixed for the

immediately preceding year shall continue in effect until a new assessment amount is fixed. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been Paid. A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

Any assessment not paid within thirty (30) days after the due date shall become delinquent and be subject to a late payment penalty of Ten (\$10.00) Dollars and shall bear interest from the due date at the rate of eight percent (8%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of a Lot.

The lien of the assessments provided herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessment as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for an assessments thereafter becoming due or from the lien thereof.

4. RESIDENTIAL USE OF PROPERTY

All lots shall be used for residential purposes only, and no structure shall be erected, placed, altered or permitted to remain on any lot other than one single family dwelling, and any accessory structures customarily incident to the residential use of such lots, saving and excepting any such lot acquired by the developer or Homeowners Association and which may be developed for a specific purpose.

5. SETBACK LINES

The Town of Mt. Pleasant's minimum setback lines shall apply. The Architectural Review Board shall be and shall remain as a standing arm or committee of the Hidden Lakes Homeowners Association, Inc. No building or other structure, of any type, shall be located on any residential building lot without the prior written approval of the Architectural Review Board of the Hidden Lakes Homeowners Association, Inc. No house, porch, deck or other structure, above or below grade, may be constructed within ten (10) feet of a canal bulkhead.

6. SWIMMING POOLS, WALLS AND FENCES

Swimming pools shall not be located nearer than ten (10) feet to any lot line (and must be located in their entirety to the rear of the main dwelling) and shall not project with their coping more than two (2) feet above the established grade of the lot. Boundary hedges may be grown, but not higher than three (3) feet from the street right-of-way to the rear building line. Fences, boundary walls and hedges shall not exceed four (4) feet in height from the rear building line to the rear property line. All fences must be approved, in writing, by the Architectural Review Board as to materials, size and location prior to construction.

7 SUBDIVISION OF LOTS

No portion of any lot shall be sold or conveyed except in the case of a vacant lot, the same may be divided in any manner between the owners of the lots abutting each side of same. Also, two contiguous lots, when owned by the same party, may be combined to form a single building lot. Nothing herein shall be construed to allow any portion of any lot so sold or conveyed to be used as a separate building lot if subdivided. No lot shall be split, divided or subdivided for sale, re-sale, gifts, transfer or otherwise without the prior written consent of the Architectural Review Board except as provided in this section.

8. CORNER LOTS

On all corner lots, the front line of any corner line shall be construed as the shorter of the two property lines along the intersecting two streets. Building must be situated diagonally on a lot with specific approval by ARB as to precise location and any necessary boundary planting required. Exceptions must be approved by the Hidden Lakes Homeowners Association, Inc. in writing prior to any construction which deviates from this requirement.

9. EXTERIORS

No dwelling or other structure shall be erected in Hidden Lakes Subdivision having an exterior finish of asbestos shingles or concrete blocks unless said blocks are designed and finished in a manner acceptable to the Architectural Review Board. The same materials utilized for the exterior and roof of the residence shall also be used for the garage and any other structures erected on the premises.

10. ENCLOSED DWELLING AREA REQUIREMENTS

No residence or dwelling shall be erected on any of the lots with neither canal frontage or lake frontage unless said residence or dwelling be constructed with at least a double car garage and the following minimum square footage of enclosed heated and cooled dwelling area:

HIDDEN LAKES PHASE I	One Story - 1,900 S.F. One and One-half & Two Story - 2,200 S.F.
HIDDEN LAKES PHASE II	One Story - 1,800 S.F. One and One-half & Two Story - 1,800 S.F.
HIDDEN LAKES PHASE III SECTION 1	One Story - 1,800 S.F. One and One-half & Two Story - 1,800 S.F.

No residence or dwelling shall be erected on any lot with canal or lake frontage unless said residence or dwelling be constructed with at least a double car garage and the following minimum square footage of enclosed heated and cooled dwelling area:

HIDDEN LAKES PHASE I	One Story - 2,000 S.F. One and One-half & Two Story - 2,300 S.F.
HIDDEN LAKES PHASE II	One Story - 2,000 S.F. One and One-half & Two Story - 2,000 S.F.
HIDDEN LAKES PHASE III SECTION 1	One Story - 2,000 S.F. One and One-half & Two Story - 2,000 S.F.

No residence or dwelling shall be erected on any of the lots of the CENTER LAKE COMMUNITY OF HIDDEN LAKES SUBDIVISION, PHASE I, PHASE B, OR PHASE C which contains less than fourteen hundred fifty square feet of heated and cooled enclosed dwelling area plus a double car garage. Homes with more than fifteen hundred square feet may have a single car garage.

Window heating or cooling units are not permitted and will not be allowed to remain on any dwelling. The term "enclosed dwelling area" as used in these minimum size requirements does not include garages, terraces, decks, porches, patios and like area. If the finished room over the garage is used in calculating the minimum square footage or if one and one-half story dwellings are used, all measurements will be taken in areas with a minimum ceiling height of seven feet.

There shall be no more than two resident vehicles parked in the driveway of each house and no resident motor vehicle shall be

parked or located in or on any street in the subdivision nor any part of the lot except the driveway.

11. ARCHITECTURAL CONTROL

No construction, reconstruction, remodeling, alteration, or addition to the exterior of any structures, building, fence, wall, drive, or improvements of any nature shall be commenced without first obtaining the written approval of the Architectural Review Board (hereinafter referred to as "ARB") of the Association as to the location, plans and specifications. As a prerequisite to consideration for approval, and prior to the beginning of the contemplated work, a complete set of the building plans and specifications must be submitted to the ARB in such form and include such content as specified in the Association Declaration and Architectural Guidelines. The ARB shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic consideration. Upon given approval, construction shall be started and prosecuted to completion, promptly, and in strict conformity with such plans. The ARB, the Developer, or Owners, shall be entitled to stop construction in violation of these covenants in accordance with one or more of the clauses below.

In the event the Architectural Review Board (ARB) shall disapprove any plans for a home based solely on aesthetic consideration, the owner of the lot desiring the disapproved structure may appeal to a panel of three members of the Greater Charleston Board of Realtors, all three of which shall be appointed by the then President of the Greater Charleston Board of Realtors, not more than one member of the panel from each firm or company who shall, en masse, consider the structure to be built and make a binding and final decision as to whether or not the same shall be approved or disapproved based on aesthetic consideration, a majority of the panel being necessary for approval or disapproval. From such final decision, the ARB, Homeowners Association, or Lot Owner, shall have no further right of appeal. All costs, if any, associated with or connected to the Appellate Review Panel shall be taxed to the unsuccessful party. A written, final decision shall, in all cases, be rendered within sixty (60) days of the request for the assembling of an Appellate Panel by the appealing party

The ARB shall be comprised of five (5) members, each and every one of whom must be a property owner in Hidden Lakes. The Developer shall serve as one of the five members until such time as ninety (90%) percent of all residential Lots have been conveyed. Three members shall constitute a quorum.

In the event that any property owner shall submit for ARB approval, any plans of a structure to be built and the ARB shall not have approved nor disapproved said structure within thirty (30)

days of such submission, the same shall be deemed as automatically approved as surely as if the same had been stamped and returned to the property owner.

12. COMPLETION OF CONSTRUCTION

All homes and other structures must be completed within eight (8) months after the date of the construction of same shall have commenced unless otherwise extended, in writing, by the ARB where such completion is impossible or would result in great hardship to the Owner or builder due to strikes, fires, national emergency or natural calamity. This does not preclude a builder of speculative homes from leaving floors, walls or countertops unfinished until sold.

13. OBSTRUCTION TO VIEW AT INTERSECTION AND DELIVERY RECEPTACLES

The lower branches of trees or other vegetation in sight line approaches to any street or street intersections shall not be permitted to obstruct the view of same. No receptacle or construction of any container for the receipt of mail, newspapers or similar delivered materials, shall be erected or permitted to remain between the front street line and the applicable front building line unless the same shall have been approved prior to construction by the ARB. It shall be required that all mailboxes, mailbox posts, etc. be of uniform shape, size, height, color; the design which shall be furnished to each owner by the ARB. Case by case exceptions may be permitted by the ARB, only after submission of a detailed rendering or photograph of such proposed deviation. No Owner may plant or allow to remain on the street right-of-way between the front street line and the owners lot line any vegetation which impedes normal view and progress in the street right-of-way and/or any vegetation which in any way overhangs any portion of the street itself, saving and excepting trees existing prior to January 1, 1989.

14. USE OF OUTBUILDINGS AND SIMILAR STRUCTURES

No structure of a temporary nature shall be erected or allowed to remain on any lot, and no trailer, shack, tent, garage, barn or other structure of a similar nature shall be used, either temporarily or permanently as a residence, provided that this paragraph shall not be construed to prevent the use of sheds or other temporary structures during construction as may be approved by the ARB.

15. SIGN BOARDS

No sign boards shall be displayed except "For Sale", or "For Rent" which signs shall not exceed 2 X 3 feet in size. No more than two such signs shall be displayed on any one lot at the same time. No sign or any part thereof shall be placed at a height of more than four feet above the established grade.

ANTENNA

No radio or television transmission towers or antenna shall be erected or permitted to remain within the restricted property which can be seen from the street and only customary receiving antenna which shall not exceed ten (10') feet in height above the roof ridge line of any house shall be allowed. There shall not be located on any lot any type of free standing antenna. Satellite or other type dish antennas shall be allowed on an lot with approval by the ARB, in writing, providing it is not visible from the front or side street; the ARB may require screening prior to approval.

MINING

No lot or portion thereof shall be used for any mining, boring, quarrying, drilling, removal of or any other exploitation of subsurface natural resources, with the sole exception of subsurface water. This clause does not limit mining by the developer to create the canals or enlarge the lake area as a part of initial development.

18. AIR AND WATER POLLUTION

No use of any lot (other than normal use of residential fireplaces and residential chimneys) shall be permitted which emits pollutants into the atmosphere, or discharges liquid or solid wastes or other harmful matter into any waterway in excess of environmental standards applicable thereto, to be established by the ARB, which standards shall at a minimum meet requirements of federal and state law and any regulations thereunder applicable to the property. NO WASTE OR ANY SUBSTANCE OR MATERIALS OF ANY KIND SHALL BE DISCHARGED INTO THE LAKES OR CANALS WITHIN HIDDEN LAKES SUBDIVISION OR ADJACENT THERETO. NO PERSON SHALL DUMP NOR PERMIT TO BLOW, ANY GARBAGE, TRASH, CONSTRUCTION DEBRIS, OR OTHER REFUSE INTO ANY OF THE WATERWAYS ON OR IMMEDIATELY ADJACENT TO THE PROPERTY NOR ONTO ANY ADJACENT LOT.

19. DISPOSITION OF TRASH AND OTHER DEBRIS

Trash, garbage or other waste shall be kept only in sanitary, covered containers. No Owner shall permit or cause any trash or refuse to be kept on any portion of a lot. Such closed, sanitary trash containers shall always be stored in such a manner that they cannot be seen from adjacent or surrounding property. No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on any lot, except building materials during the course of construction for a period not to exceed six months, commencing from the first day of delivery of such materials for any approved structure, unless such materials are screened from view in a manner approved by the ARB. DURING THE COURSE OF CONSTRUCTION, SITES ARE TO BE KEPT FREE OF ANY UNSIGHTLY ACCUMULATION OF RUBBISH AND SCRAP MATERIALS WHICH SHALL NOT BE ALLOWED TO BLOW IN THE WIND. Trailers, shacks and the like are to be kept in a neat and orderly manner. No burning of any trash, leaves, grass, wood or other debris or litter shall be permitted on any lot. Any such burning, if the adjacent lot is not occupied, shall be in a container. THE OWNER AND CONTRACTOR SHALL JOINTLY BE LIABLE FOR CONSTRUCTION DEBRIS ALLOWED TO BLOW INTO THE CANALS OR LAKE OR PLACED UPON ADJACENT PROPERTY. IF SUCH DEBRIS IS NOT REMOVED WITHIN 24 HOURS OF NOTICE, THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER MAY HAVE THE SAME REMOVED AND THE COST SHALL BECOME A LIEN ON THE PROPERTY FROM WHICH THE DEBRIS CAME. All trees taken down will be removed within one week, except hard wood cut for firewood.

20. AESTHETICS, NATURAL GROWTH, FENCES, SCREENING, UNDERGROUND UTILITIES SERVICE

Garbage cans, equipment, wood storage piles, etc. shall be walled in or otherwise screened to conceal them from the view of neighboring lots or streets. All residential utility service and lines to residences shall be underground. All fuel tanks must be buried or walled from view. Air conditioning units must be shielded from street view by planting.

21. ANIMALS

No animals, reptiles, worms, rodents, birds, fish, livestock or poultry shall be raised, bred or maintained on any lot, with the exception that domestic dogs, cats, fish and birds inside bird cages, may be kept as household pets within any structure upon a lot, provided that they are not kept, bred or raised therein for commercial purposes or in unreasonable quantities. As used in these covenants, "unreasonable quantities" shall be deemed to limit the total number of all dogs and cats to two (2) per lot. Each person bringing or keeping a pet upon any lands described on the plat of Hidden Lakes Subdivision shall be absolutely liable to each and all other Owners, their family members, invitees, lessees,

renters and contract purchasers, and their respective family members, guests or invitees for any damage to persons or property caused by such pet. All pets must be secured by a leash or lead at any time they are permitted off the owner's premises. Any dog owner shall be required to use a "pooper scooper" to clean up after his animal if said animal is defecating off the owner's property. Any property owner seeing a loose dog will be expected to call the City Dog Catcher to effect removal of same.

22. PROHIBITION OF COMMERCIAL USE OR NUISANCE

No trade or business of any kind or character nor the practice of any profession, nor any building or structures designed or intended for any purpose connected with any trade, business or profession shall be permitted upon any lot, except that the Developer may use a completed home as an office until construction is completed and all lots are sold.

23. MINOR AGRICULTURAL PURSUITS

Minor agricultural pursuits incidental to residential use shall be permitted provided such pursuits may not include the raising of crops intended for marketing or sale to others. Additionally, no garden, for sole consumption, may exceed one hundred (100) square feet in size, and no garden or portion thereof shall be planted or allowed to remain in front of the rear corners of any house on any lot or be visible from the street.

24. CHANGING ELEVATIONS AND WELLS

No elevation changes shall be permitted which materially affects the surface grade of surrounding lots. No individual water supply system shall be permitted except for irrigation, swimming pools or other non-domestic use. All house and garage floor surfaces shall be constructed at a minimum elevation of 13.5 feet mean sea level.

25. EASEMENTS

In addition to those easements shown on the said plat, and not as any limitation thereof, an easement on each lot is hereby reserved by the Developer for itself and its agents, designees, successors and assigns, along, over, under and upon a strip of land ten (10') feet in width, parallel and contiguous with the rear or back water line of each lot adjacent to the lake or canal and ten (10') feet for each non-lake or canal lot, and along, over, under and upon a strip of land ten (10') feet in width, parallel and contiguous with each side lot line. The purpose of these easements shall be to provide, install, maintain, construct and operate

drainage facilities, now or in the future, and utility service lines to, from or for each lot. Within these easements, no structures, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities, or which may change the direction or flow of drainage channels in such easements. The easement area of such lot and all improvements in it shall be maintained continuously by the Owner, except for those improvements which a public authority or utility company is responsible. For the purpose of this covenant, the Developer reserves the right to modify or extinguish the easement, herein reserved, along any lot lines when in its sole discretion, adequate reserved easements are otherwise available for the installation of drainage facilities or utility service lines. For the duration of these restrictions, no such utilities shall be permitted to occupy or otherwise encroach upon any of the easement areas reserved, without first obtaining the prior written consent of the Developer, provided, however, local service from utilities within easement areas to residences constructed upon any lots may be established without first obtaining separate consents therefor from the Developer.

Nothing in this section to the contrary withstanding, the Developer reserves the right to enter into any agreement it may deem necessary or proper with any public authority or utility company regarding the terms and conditions of use of the easements for each lot. Such agreement, shall upon execution, be filed with the RMC Office of Charleston County and shall without the necessity of further actions, constitute an amendment of these covenants by the Developer and become a part of these covenants as if set out in full herein. Where the terms of this section and such agreement conflict, the terms of the agreement shall control.

26. LAWN AND OTHER MAINTENANCE REQUIRED BY OWNER

(A) Each Owner shall keep all lots owned by him, and all improvements therein or thereon, in good order and repair, including but not by way of limitations, the seeding, watering and mowing of all lawns and grounds, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with safety and good property management. Additionally, no lawns, grass, weeds or underbrush shall be allowed to grow to a height exceeding six (6") inches on any lot at any time. The Association will notify the Owner of any violation. If not corrected within fourteen (14) days, the Association may have same done and the cost will become a lien upon the property.

(B) All lots shall be required to have the yards sodded with Centipede or Charleston grass and the foundation planted according to minimum guidelines established by the ARB. This shall be

accomplished immediately upon completion of the home for which a certificate of occupancy has been issued. The owner is given the right to allocate a maximum of 35 percent (exclusive of walks and drives) to flower beds. The same shall be planted and covered with mulch. Any area larger than 35 percent must be specifically approved by the ARB. Allowances for the planting season may be made, on a case by case basis, in writing by the ARB; but the foundation and planting beds must be covered with mulch immediately.

(C) The Developer will install underground pipe to carry irrigation water along each side of the street with a one (1) inch ball valve at the corner of lot. These pipes will be installed by the Developer before the home is constructed, therefore, it shall be the responsibility of the owner (and builder) to protect these lines from damage. Builders may use the water, if available, for construction purposes. The owner may attach an above ground hose to this line or may install an underground watering system. The builder of the first house to desire water shall run a one (1) inch line along the property line which will be used by both adjacent lots.

(D) Because of the distance from the irrigation pumps, irrigation water will not be furnished to the Center Lake Community of Hidden Lakes Subdivision, Phase I, Phase B, or Phase C.

(E) It is not known what effect an extended period without rain will have in the level of the lake; therefore, it will be at the sole discretion of the Homeowners Board of Directors whether lawn watering by water coming from the lake shall cease until the lake level rises to satisfactory level. By acceptance of a deed, the lot purchaser grants a perpetual easement to the Homeowners Association of five (5') feet from the side lot line along which the water line is laid to service this line. An additional easement is also granted of ten (10') feet in width across the rear lot line or front lot line depending on the location of the water line. For lots on the canal, the rear lot line for this purpose will be the canal bulkhead or edge of the water.

(F) The Homeowners Association will establish penalties for violation of its water use restriction or for wasting water. Said penalties may include discontinuance of water service for short periods of time or on a permanent basis for repeated violations. The cost of operating the pumps and providing line maintenance to supply the water will be borne by the Hidden Lakes Homeowners Association, Inc.

27. USE OF SAMPLE HOUSES

The Developer or other speculative builder, during such time as it shall continue to be the Owner of any lot shown upon the plat

of Hidden Lakes, may use its lot or lots for the purpose of building thereon a sample house or sample houses and/or sales information centers, which may be exhibited to the public and to which the Developer or other speculative builder shall be entitled to invite the public to inspect the said sample house or houses. The Developer or other speculative builder may disseminate sales information to the public in Hidden Lakes. Such activities shall not be construed as a violation of the residential provisions of these covenants.

28. OUTSIDE DRYING

No clothing or other household fabrics shall be hung in the open on any lot except for beach towels which may be temporarily draped over a lawn chair or similarly inconspicuous place; provided, however, they cannot be left overnight or unattended for extended periods during the daytime.

29. LANDSCAPE RESTRICTIONS

No tree having a diameter of six (6") inches or more (measured from a point two feet above the ground level) shall be removed from any lot without the express written authorization of the ARB. The ARB shall further have the authority to require any Owner removing a tree in violation of this clause to replace such tree with one of comparable size and of the same variety at his cost. This does not preclude the owner from removing any tree within five feet of dwelling.

PROHIBITION AGAINST OFFENSIVE CONDUCT OR NUISANCE

No noxious or offensive activity shall be carried on upon any lot or other property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood or other Owners. There shall not be maintained any plants or animals, or any device or thing of any sort whose normal activities or existence will in any way diminish or destroy the enjoyment of other property in the neighborhood by the Owners thereof. No nuisance shall be permitted or maintained upon any portion of the property. Regularly barking dogs shall be construed as a nuisance per se. Two instances during any seven day period shall be construed as a nuisance; further, continuous barking for five or more minutes shall be considered an "instance".

PARKING RESTRICTIONS, USE OF GARAGES AND YARD SALES

No resident motor vehicle shall be parked or left on any street overnight or on any property shown on the plat of Hidden

Lakes Subdivision, other than on a driveway. No more than two resident vehicles may be simultaneously parked in any driveway. Garage doors shall remain closed at all times except when entering, exiting or for reasonable periods during which Owner(s) is actively maintaining their outside property. No garage sales, patio sales or yard sales shall occur, be held or permitted to exist at any time on any lot. An annual Sale Day may be authorized and designated by the Board of Directors.

32. OTHER VEHICLE AND TRAILER PARKING

No trailer, trailer house, recreational vehicle, mobile home, motor home, or habitable motor vehicle of any kind, boat or boat trailer, school bus, truck (other than vans or pickups of three-quarter ton capacity or less) or any type of commercial vehicle shall be brought upon or parked, whether on any street, or on any lot (enclosed garages excepted) or on any other property within Hidden Lakes Subdivision unless such area has been specifically designated for such purpose by the Hidden Lakes Homeowners Association. Any van or truck displaying lettering or graphics intended for the purpose of advertising or identification with a commercial business or organization shall be considered a commercial vehicle for the purposes of this clause. This shall not be construed to mean that Hidden Lakes Homeowners Association, Inc. shall be obligated to supply such storage or parking areas. This clause shall not be construed to prohibit a mere temporary standing or parking of a trailer, boat or a trailer house, recreational vehicle or motor home for short periods preparatory to taking same to some other location for use or storage. No such vehicle shall be openly stored in any area other than that designated by the Association for the purpose of storage. Nothing contained herein shall be construed to prohibit the use of a portable or temporary building or trailer as a field office by a contractor during actual construction in Hidden Lakes Subdivision. This clause shall not be construed to prohibit the storage, on the Owner's dock or in the water adjacent to the Owner's dock, of small boats as defined in Section 33 for use on Hidden Lakes.

33. LAKES AND CANALS

The lakes and canals in Hidden Lakes Subdivision are designed to allow for swimming or other recreational purposes and the same is permitted. No other structures may be located in any lake or canal without the prior written consent of the ARB. Boats are permitted within the lake providing the same are powered solely by electric motor or motors. No internal combustion or steam engines may be operated on the lake. The Hidden Lakes Homeowners Association, Inc. may elect to expand the method of boat propulsion to include a single gasoline engine not to exceed 3 HP upon an affirmative vote of 75% of the homeowners attending and

voting. Manually propelled boats, i.e. oars, paddles, sculling or sailing are also permitted. The lakes and canals of Hidden Lakes are being professionally stocked by the South Carolina Wildlife and Marine Resources Department in a manner as to allow continuous and perpetual supply of gamefish. Fishing in the lakes and canals will be restricted to limits as to the number and size of fish to be kept by fisherman to be set by Hidden Lakes Homeowners Association. All State Regulations of fishing shall be enforced. The lakes and canals are private and for the exclusive use of Hidden Lakes Homeowners and their guests. All guests wishing to fish must be accompanied by the lot owner or a member of the lot owner's family. The docks and bulkheads installed on each lot will be maintained by the Homeowners Association and will be kept in reasonable repair. All lots on canals will have perpetual cross easements in the canals to allow unobstructed use of waterways by Hidden Lakes homeowners. Water, via underground pipes, may be withdrawn from the lake to operate water source heat pumps, provided the water is returned to the lake via underground pipes and shall be appropriately cooled prior to discharge by a method approved, in writing, by the Hidden Lakes Homeowners Association, Inc., and such owner shall restore and replant the sloping banks after such intrusion.

34. MOTORCYCLES, DIRT BIKES, ALL TERRAIN VEHICLES, MOPEDS, BICYCLES AND GOLF CARTS

No all terrain vehicles, regardless of whether or not the same shall have three, four, six or more wheels, or "dirt bikes", shall operate on any of the lots, common areas or streets within Hidden Lakes Subdivision. Mopeds, as defined by the State of South Carolina, bicycles, motorized bicycles and scooters shall be allowed. Electric or gasoline golf carts may be used within the subdivision. Gasoline powered go-carts and skateboards are prohibited. No motorcycle may operate within the subdivision unless the same be fully street licensed including, but not limited to, muffler, brakes, lights, license plates, insurance, registration and/or other requirements of the State of South Carolina. Complaints by two or more lot owners as to engine noise of any motorcycles will also require a review and opinion from the Hidden Lakes Homeowners Association, Inc. as to the ability of such motorcycle to further operate within the subdivision.

35. DOCUMENTS

All papers and instruments required to be filed with or submitted to the Developer, the Association or the ARB, shall be sent by certified mail to HCC, Limited Partnership, or its designee, at its office located at 1226 Hidden Lakes Drive, Mt. Pleasant, South Carolina 29464, or such other address as the Developer or the Association may hereinafter specify.

36. BASKETBALL GOALS, VOLLEYBALL NETS, ETC.

No basketball goals, volleyball nets, badminton nets, or similar additions may be permanently installed between the front street line and the rear building line of any lot; further, no such net, goal or other assembly should be allowed to remain overnight.

VIOLATION

If any person, firm or corporation shall violate or attempt to violate any provision of these covenants, it shall be lawful for any person, firm or corporation owning any of the lots or having any interest therein, to prosecute any proceeding at law or in equity against the person, firm or corporation violating or attempting to violate the same, and either to prevent it or them from so doing or to recover damages or other dues for such violation. The party enforcing the covenants shall be entitled to recover attorney fees, court costs and out of pocket expenses if he prevails. Also, in addition to the rights and remedies hereinabove enumerated, and not by way of limitation, if the Association Board determines that any provision of these covenants has been violated, the Association Board, may, at its discretion, seek appropriate relief at law or in equity to assure that the purposes of these covenants are fulfilled.

The Developer or Hidden Lakes Homeowners Association, Inc., after having given fifteen (15) days written notice to the Owner of any lot involved, setting forth the specific violation or breach of these covenants and the action required to be taken by the Owner to remedy such violation or breach, and if at the end of such time reasonable steps to accomplish such action have not been taken by the Owner, then the Developer or Hidden Lakes Homeowners Association, Inc. can enforce these covenants by entering upon a lot to abate or remove any violation, and such entry shall not be deemed a trespass. Failure to enforce any one or more of these covenants shall not be deemed a waiver of the right to do so thereafter. Invalidity of any of these covenants shall in no way effect the validity or enforceability of the other covenants, which shall remain in full force and effect.

ANNEXATION

Additional residential property may be annexed to the Properties only with the consent of two-thirds (2/3) of the Members.

Notwithstanding the above, additional land within the area described in the attached Exhibit B and incorporated herewithin by reference (hereinafter referred to as "Additional Land") including,

but not limited to, residential property and Common Area may be annexed by the Developer without the consent of Members within Five (5) years of the date of this instrument, but subject to the approval of the Veterans Administration. Provided, however, that should Developer elect to improve and develop the Additional Land, Developer shall impose covenants and restrictions which are the same or similar to or not substantially different from those contained herein on all or part of the Additional Land. These covenants and restrictions shall specifically contain minimum square footage requirements which meet or exceed those for Hidden Lakes, Phase II, as defined in Section 10. Notwithstanding anything contained herein which might otherwise be interpreted to produce a contrary result, this Declaration does not create any charge, lien or other encumbrance or restriction on any part of the Additional Land, or affect in any way the title thereto or any part thereof, nor does this Declaration create an obligation upon the Developer to improve and develop all or any portion of the Additional Land.

39. DURATION AND AMENDMENT

This Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded in the RMC Office for Charleston County.

40. VACATION OR TIME SHARING PROHIBITED

No dwelling on any lot may be used for any vacation or time sharing plan as contemplated in Section 27-32-10 et seq. of the Code of Laws of South Carolina, 1976, as amended.

41. BOAT LANDING USE

A boat landing, to launch and retrieve boats, will be provided by the Developer and the same shall be thereafter maintained by the Homeowners Association. No parking facilities for motor vehicles or boat trailers will be provided and the same shall be returned, after launching, to the property of the homeowner.





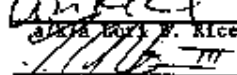
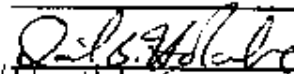
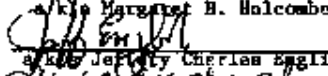
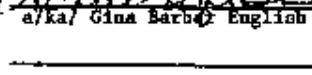
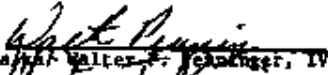
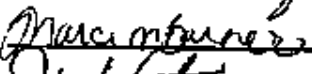

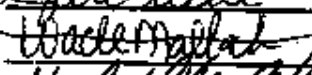
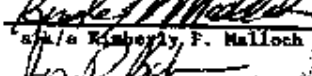
[signatures]

HIDDEN LAKES HOMEOWNERS ASSOCIATION DIRECTORY

AS OF April 26, 1994

We, the undersigned do hereby agree to the Consolidated, Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Sub-division

Center Lake Community of Hidden Lakes Phase 1 (A) Lots 1-13, 75, 44-54

Lot	Block	Last Name	First Name	Address	Signature
1		Don Galloway Homes 11231 Carmel Commons Rd Charlotte, NC 28228	Gary Griffith	LOTS 1,2,44,45,46,49	 AS TO ALL LOTS Owned by Don Galloway Homes in CL Phase 1 by Gary Griffith
3	1	Adams VINCENT	Reel/Anna	1391 Center Lake Drive Mt. Pleasant, S.C. 29464	
4	1	Johnson	Martha	1387 Center Lake Drive Mt. Pleasant, S.C. 29464	 a/k/a Martha J. Johnson
5	1	Heselden	Keith/Lynn	1383 Center Lake Drive Mt. Pleasant, S.C. 29464	
6	1	Rice	Mark/Lori	1379 Center Lake Drive Mt. Pleasant, S.C. 29464	 a/k/a Mark E. Rice
7	1	Dent	F. Cal III	1375 Center Lake Drive Mt. Pleasant, S.C. 29464	 a/k/a Floyd Calhoun Dent III
8	1	Denmark	Norris/Karen	1371 Center Lake Drive Mt. Pleasant, S.C. 29464	
9	1	Holcombe	Don/Meg	1367 Center Lake Drive Mt. Pleasant, S.C. 29464	 a/k/a Margaret H. Holcombe
75	1	English	Jeff/Gina	1368 Center Lake Drive Mt. Pleasant, S.C. 29464	 a/k/a Jeffery Charles English
10	1	Mc Athaney	Mike/Holly	1363 Center Lake Drive Mt. Pleasant, S.C. 29464	 a/k/a Gina Barba English
11	1	Penninger BARNER	Walter/Tina	1359 Center Lake Drive Mt. Pleasant, S.C. 29464	 a/k/a Walter F. Penninger, IV Christina L. Penninger
12	1	Granet	Marci	1356 Center Lake Drive Mt. Pleasant, S.C. 29464	
13	1	West	Jim/Jen	1351 Center Lake Drive Mt. Pleasant, S.C. 29464	 a/k/a James E. West, Sr.
47	1	Malloch	Wade/Kim	1394 Center Lake Drive Mt. Pleasant, S.C. 29464	 a/k/a Kimberly F. Malloch
48	1	Babson	Jerry/Jeri	1388 Center Lake Drive Mt. Pleasant, S.C. 29464	 a/k/a Jeri A. Babson

Center Lake Community of Hidden lakes Phase 1 (A) Continued

50	1 Czepowicz	Violetta	1378 Center Lake Drive Mt. Pleasant, S.C. 29464	
51	1 Runey	Skip/Barbara	1370 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>James B. Runey Jr.</i> <i>Barbara K. Runey</i>
52	1 Blum	Michael/Cindy	1364 Center Lake Drive Mt. Pleasant, S.C. 29464	
53	1 Miller	Ethan/Jennifer	1358 Center Lake Drive Mt. Pleasant, S.C. 29464	
54	1 Page	Ed/Carole	1362 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>Edward D. Page</i> <i>Carole K. Page</i>
12	1 Brunet	Marci	1355 Center Lake Dr. Mt. Pleasant, S.C. 29464	<i>Marci M. Brunet</i>

Center Lake Community of Hidden Lakes PHASE C Lots 14-C-29-C and 55-C-64-C

Don Galloway Homes Gary Griffith: **LOTS 17,19,20,22,23
27,28,29,58,84**
11231 Carmel Commons
Rd
Charlotte, NC 28226

[Signature]
ALL LOTS Owned by Don
Galloway Homes in CL Phase C
by Gary Griffith

14 C	Ranson	Robert	1347 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i>
15 C	SHALABY Shalaby	Walfred/Karen	1343 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> a/k/a Walfred & Karen Shalaby
16 C	Stough	Dan/Rae	1339 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> a/k/a Dan & Rae Stough
18 C	Holstrom	Lisa	1331 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> a/k/a Lisa T. Holstrom
21 C	Pouivot	Kiri/Betsy	1319 Center Lake Drive Mt. Pleasant, S.C. 29464	
24 C	Drennon	John/JoAnn	1307 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> John Drennon a/k/a Joann P. Drennon
25 C	Canby	Mike/Sandra	1303 Center Lake Drive Mt. Pleasant, S.C. 29464	
26 C	Eckert	Dave/Kathy	1289 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> a/k/a David J. Eckert Katharine Eckert a/k/a Katharine J. Eckert
55 C	Tompkins	Bess	1348 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> Bess Tompkins a/k/a Bess M. Tompkins
56 C	Lile	Jim/Betsy	1340 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> James E. Lile Betsy Lile
57 C	Galoppa	James/Mary Ann	1338 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> James Galoppa Mary Ann Galoppa
59 C	Hudson	George EUN HEE	1324 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> George P. Hudson Eun Hee Hudson
60 C	Abrens	Steve	1318 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> Steve Abrens
61 C	Tribley	Steve/Laurie	1312 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> Steve Tribley Laurie Tribley
62 C	Mentel	Mario/Bridgette	1308 Center Lake Drive Mt. Pleasant, S.C. 29464	
63 C	Oyer	Cal/Cathy	1300 Center Lake Drive Mt. Pleasant, S.C. 29464	<i>[Signature]</i> Cal Oyer Cathy Oyer

Hidden Lakes Phase I Lots 1-A-38-A and 1-C-15-C and 1-B-19-B and 34-B-50B

HCC Limited Partnership
1228 Hidden Lakes Drive
Mt. Pleasant, S.C. 29484

LOTS 3,4,5,6,7,8,9,10,
11,12,13,14,15,17,26,27
Block A; 5,7,10,11,17
19,35,36,45,48 Block B

Robert & Handman
AS TO ALL LOTS Owned by HCC
Limited Partnership in HL Phase I

C.R. Campbell Construction
147 Wappoo Creek Drive
Jamee Island, S.C. 29484

LOTS 2-B, 16-B, 26-A

Carl & Shelia
AS TO ALL LOTS Owned by C.R.
Campbell Construction Co., Inc. HL PH 1

1 A	Brush	Tommy/Kim	1400 Hidden Lakes Drive Mt. Pleasant, S.C. 29484	<i>[Signature]</i>
2 A	Meschio	Bill	1208 Hidden Lakes Drive Mt. Pleasant, S.C. 29484	<i>[Signature]</i>
18 A	Reilly	Robert/Lolita	18 Bearley Ave. Lawrenceville, NJ 08648	<i>[Signature]</i>
19 A	Reilly	Robert/Lolita	18 Bearley Ave. Lawrenceville, NJ 08648	<i>[Signature]</i>
20 A	Rion	Jim/Jean	1312 Woodlake Court Mt. Pleasant, S.C. 29484	<i>[Signature]</i>
21 A	Witte	Jamoe/Ruth	1318 Woodlake Court Mt. Pleasant, S.C. 29484	<i>[Signature]</i>
22 A	Condy	Bill/Eleanor	1320 Woodlake Court Mt. Pleasant, S.C. 29484 a/k/a William J. Condy	<i>[Signature]</i> a/k/a Eleanor A. Condy
29 A	Crandell	Bill/Martha	2080 Emerald Terrace Mt. Pleasant, S.C. 29484	<i>[Signature]</i>
24 A	Norris	Jim/Gloria	1281 Hidden Lakes Drive Mt. Pleasant, S.C. 29484	<i>[Signature]</i>
28 A	Bender	Al	1327 Sandy Shore Court Mt. Pleasant, S.C. 29484	<i>[Signature]</i> a/k/a James S. Norris a/k/a Albert C. Bender
26 A	Stein	Bill/Sue	1323 Sandy Shore Court Mt. Pleasant, S.C. 29484	<i>[Signature]</i>
30 A	Cobham	Bill/Brenda	1319 Sandy Shore Court Mt. Pleasant, S.C. 29484	<i>[Signature]</i>
31 A	Schellenger	Chuck/Sue	1315 Sandy Shore Court Mt. Pleasant, S.C. 29484	<i>[Signature]</i>
32 A	Marcus	Jim/Jane	1311 Sandy Shore Court Mt. Pleasant, S.C. 29484	<i>[Signature]</i> a/k/a James A. Marcus a/k/a Jane J. Marcus
33 A	Czarnik	Wally/Carol	1310 Sandy Shore Court Mt. Pleasant, S.C. 29484	<i>[Signature]</i> a/k/a Carol M. Czarnik

Hidden Lakes Phase 1 Continued

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34 A	Edwards	Jim/Connie	1314 Sandy Shore Court Mt. Pleasant, S.C. 29464	
35 A	D'Agostino	Don/Jan	1318 Sandy Shore Court Mt. Pleasant, S.C. 29464	<i>Don D'Agostino</i> a/k/a Janella D'Agostino
36 A	Sullivan	John/Marie	1322 Sandy Shore Court Mt. Pleasant, S.C. 29464	<i>John Sullivan</i> Marie Sullivan
37 A	Jones	David/Mandy	1326 Sandy Shore Court Mt. Pleasant, S.C. 29464	a/k/a Jane M. Sullivan <i>Mandy Jones</i> a/k/a Mandy S. Jones
38 A	Selent	Andy/Pam	1273 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Pam Selent</i> a/k/a Pamela D. Selent <i>Andy Selent</i>
1 B	Danford	Hugh/Mabel	1392 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	a/k/a Andrew L. Selent <i>Hugh Danford</i> a/k/a H. Hugh Danford
3 B	Handman Construction Co		1229 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Robert S. Handman</i>
4 B	Layman	Niles/Brenda	1230 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Brenda Layman</i> <i>Niles K. Layman</i>
6 B	Ranuoci	Jim/Nancy	1236 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	
8 B	Robertson	Larry/Judith	1246 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Larry Robertson</i> a/k/a Larry Lee Robertson <i>Judith O. Robertson</i>
9 B	Lewis	Billy/Sarah	1250 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Sarah M. Lewis</i>
12 B	Pozzuto	Steve/Jeanne	1252 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	
13 B	Dalton	John/Martha	4975 Exodus Court Marietta, GA 30062	
14 B	Anderson	Bill/Patsy	1270 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Bill Anderson</i>
16 B	Tudor	Mark/Suzanne	1278 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Mark Tudor</i> a/k/a Mark S. Tudor <i>Suzanne Tudor</i>
19 B	Semper	Horst	1290 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Horst Semper</i> a/k/a Horst H. Semper
34 B	Cullison	Judy	1350 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Judy Cullison</i> a/k/a Judith A. Cullison
37 B	Morrow	Jerry/Jeanne	1362 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Jerry Morrow</i> a/k/a Jerry D. Morrow <i>Jeanne Morrow</i>
38 B	Welch	Max	1396 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Max Welch</i>

Hidden Lakes Phase 1 Continued

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39 B	Buhs	Earl/Tweet	1370 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	
40 B	Hardman Construction		1226 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Robert S. Hardman</i>
41 B	Ferraiclo	Nick/Carnile	22 Ocean Crest Ct Palos Verdes, CA 90274	
42 B	Allison	Steph/Kathy	1346 Outreach Court Mt. Pleasant, S.C. 29464	<i>Kathy Allison</i> a/k/a Kathryn H. Allison
43 B	Popp	Thomas/Penny	1342 Outreach Court Mt. Pleasant, S.C. 29464	<i>Thomas C. Popp</i> <i>Penny J. Popp</i>
44 B	Heselden	Ermyl/Carol	1338 Outreach Court Mt. Pleasant, S.C. 29464	<i>Ermyl Heselden</i> <i>Carol Heselden</i>
46 B	Demore	Lawrence/Marie	1335 Outreach Court Mt. Pleasant, S.C. 29464	<i>Marie De More</i> a/k/a Carol Marie Heselden
47 B	McDonald	Philip/Kathy	1339 Outreach Court Mt. Pleasant, S.C. 29464	<i>Philip McDonald</i> a/k/a Katherine A. McDonald
49 B	Althouse	David/Larry	1347 Outreach Court Mt. Pleasant, S.C. 29464	<i>David Althouse</i> a/k/a Earl Althouse
50 B	Raynolds	Elsie/Linda	1351 Outreach Court Mt. Pleasant, S.C. 29464	<i>Elsie Raynolds</i> a/k/a Linda Raynolds
1 C	Smith	Gary/Susan	1401 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Gary Smith</i> a/k/a Gary S. Smith
2 C	Thompson	Richard/Linda	1391 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Richard L. Thompson</i> a/k/a Linda L. Thompson
3 C	Rathjen	John	1393 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	
4 C	Saltwater Properties	Mary Marshall	2119 Pettigrew St. Sullivan Island, S.C.	
5 C	White	Terry/Cindy	1395 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Terry White</i> a/k/a Terrence H. White
6 C	Forte	Carlisle/Barbara	1381 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Barbara White</i> a/k/a Cynthia White
7 C	Yodice	Mark/Candice	1377 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Mark F. Yodice</i> <i>Candice Yodice</i> a/k/a Cary Yodice
8 C	Mitchum	John/Kaye	1373 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>John Mitchum</i> <i>Kaye Mitchum</i>

Hidden Lakes Phase 1 Continued

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9 C	Grout	Steve/Joyce	1389 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	
10 C	Pulford	David/Karen	1365 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	
11 C	Curran	Singh/Sat	1361 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	
12 C	Genwig	Charlie/Lois	1357 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	
13 C	Goss	Gary/Pat	1353 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Patricia Goss</i>
14 C	Potter	Danny/Marilyn	1349 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>AD Goss</i> a/k/a Gary D. Goss <i>Marilyn T. Potter</i>
15 C	Deer	Bob/Mary	1345 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	
2 A	Hardman	Robert S.	542 Marshgrass Blvd Mt. Pleasant, S.C. 29464	<i>Robert S. Hardman</i>

C.R. Campbell Construction
147 Wappoo Creek Drive
James Island, S.C. 29412

Lots 4-A, 14-A,
11-B, 39-A, 36-B

Charles R. Campbell

Hidden Lakes Phase II (2) Lots 39-A-68-A, 16-C-27-C, 24-B-30-B

HCC Limited Partnership
1226 Hidden Lakes Drive
Mt. Pleasant, S.C. 29464

LOTS 39,40,41,62,66
67 Block A ; 21,22,28
26,27,29,29 Block B; 21,22
23,24,26, Block C

Robert S. Hardison
AS TO ALL LOTS Owned by HCC
Limited Partnership
Robert S. Hardison

42 A	Tsai (Jung-Fang)	Mai-Hui	1329 Overcreek Court Mt. Pleasant, S.C. 29464	
43 A	Wiethop	Larry/Norma	1325 Overcreek Court Mt. Pleasant, S.C. 29464	<i>Larry Wiethop</i> a/k/a Larry Allen Wiethop
44 A	Hucks	Jan	1321 Overcreek Court Mt. Pleasant, S.C. 29464	<i>Janet Butler Hucks</i> a/k/a Janet Butler Hucks
45 A	St. Pierre	Phillip/Sally	1317 Overcreek Court Mt. Pleasant, S.C. 29464	<i>Phillip St. Pierre</i> a/k/a Sally St. Pierre
46 A	Bryer	Paul/Kathleen	1319 Overcreek Court Mt. Pleasant, S.C. 29464	<i>Paul J. Bryer, Jr.</i> a/k/a Paul J. Bryer, Jr.
47 A	Cohen	Michael/Ruth	1312 Overcreek Court Mt. Pleasant, S.C. 29464	<i>Ruth M. Cohen</i> a/k/a Ruth M. Cohen
48 A	Condy	Mary Lou	1316 Overcreek Court Mt. Pleasant, S.C. 29464	
49 A	Dombleser	Stan/Ellen	1320 Overcreek Court Mt. Pleasant, S.C. 29464	<i>Ellen Dombleser</i> a/k/a Ellen M. Dombleser
50 A	Harvey	Richard/Cathy	1324 Overcreek Court Mt. Pleasant, S.C. 29464	<i>Catherine Harvey</i> a/k/a Catherine Harvey
51 A	McGulcheen	Tammy	1293 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	
53 A	Krantz	Phil/Janet	1339 Tailwind Court Mt. Pleasant, S.C. 29464	
54 A	Risher	Judy	1215 Downer Drive James Island, S.C. 29412	
55 A	Larkin	Ed/Georgia	1333 Tailwind Court Mt. Pleasant, S.C. 29464	
56 A	Pridgen	Fred/Gloria	1332 Tailwind Court Mt. Pleasant, S.C. 29464	
57 A	Oyster AND Hardesty	Majorie A. & Lillian Susan J.	1336 Tailwind Court Mt. Pleasant, S.C. 29464	<i>Majorie A. Oyster</i> <i>Lillian B. Oyster</i>
58 A	Belford	Dwight/Lon	1207 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	
59 A	Barnett	Richard/Judy	1349 Topsail Ct. Mt. Pleasant, S.C. 29464	<i>Richard I. Barnett</i> a/k/a Richard I. Barnett

Hidden Lakes Phase II (2) Continued

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60 A	Seaman	Bert/Breta	1345 Topsail Court Mt. Pleasant, S.C. 29464	<i>Bert/Breta Seaman</i> a/k/a Albertson Seaman <i>Breta P. Seaman</i>
61 A	Romeo	Salvatore/Reese	1341 Topsail Court Mt. Pleasant, S.C. 29464	<i>S J Romeo</i> a/k/a Salvatore J. Romeo
62 A	Palmer	James/Barbara	1340 Topsail Court Mt. Pleasant, S.C. 29464	<i>J B Palmer</i> a/k/a James B. Palmer <i>Barbara Palmer</i>
63 A	Rogers Construction	Gene Rogers	1531-A Folly Road James Island, S.C. 29412	a/k/a Barbara G. Palmer <i>Donald E. Rogers</i> Rogers Construction Co., Inc.
64 A	Kristometer	Mike/Carol	1348 Top Sail Ct. Mt. Pleasant, S.C. 29464	<i>Carolyn Kristometer</i> a/k/a Tolana Evelyn Kristometer
65 A	Muccio	Joseph/Linda	61 Passaic Ave. W. Patterson NJ 07424-2518	<i>Joseph Muccio</i>
68 A	Hilliard	Mark	WATERFRONT 1296 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Mark Hilliard</i>
23 B	Melbourne Co., Inc.	Eugene Edwards	EA2 Flanders Place 1698 Woods Drive Mt. Pleasant, S.C. 29464	<i>Eugene Edwards</i> MELBOURNE CO., INC.
24 B	Peckard	Alvin/Pam	1322 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Alvin Peckard</i> a/k/a Alvin R. Peckard <i>Pamela M. Peckard</i>
25 B	C.R. Campbell Constr.		147 Wagon Creek Drive James Island, S.C. 29412	<i>C.R. Campbell</i> C. R. Campbell Construction
16 C	Ross	Bob/Stephanie	1341 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Bob Ross</i>
17 C	Moran	Mike/Carla	1337 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Carla Moran</i> a/k/a Carlisle Moran <i>Michael W. Moran</i>
16 C	Deane	Kevin/Karen	1333 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Kevin Deane</i>
16 C	Baumgartner	Mike/Annette	1329 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Annette M Baumgartner</i> <i>Michael J. Baumgartner</i>
20 C	Link	Jay	2191 N. Hwy 17 Bypass Mt. Pleasant, S.C. 29464	<i>Jay Link</i>
26 C	Hammond	Nancy	1301 Waterfront Drive Mt. Pleasant, S.C. 29464	<i>Nancy Hammond</i>
27 C	<u>Tinkersley</u> TINKERSLEY	Jane/Anita	WATERFRONT 1297 Hidden Lakes Drive Mt. Pleasant, S.C. 29464	<i>Anita J. Tinkersley</i>

(SINGLE TITLE ON PROPERTY Q.U.T.)

Hidden Lakes Phase II-A (3-A) Lots 28-C-34-C and 69-A-78-A

HCC Limited Partnership
1228 Hidden Lakes Drive
Mt. Pleasant, S.C. 29464

LOTS 69,70,71,72,
Block A; 28,29,30,31
Block C

Robert S. Hartman
AS TO ALL LOTS Owned by HCC

Limited Partnership in HL Phase II-A
by Robert S. Hartman

73 A	Murphy	Earl/Charlene	1276 Waterfront Drive Mt. Pleasant, S.C. 29464	<i>Earl P. Murphy</i>
74 A	Hillman	Joan	1272 Waterfront Drive Mt. Pleasant, S.C. 29464	<i>Joan E. Hillman</i>
75 A	Freda	Thomas/Rhoda	1268 Waterfront Drive Mt. Pleasant, S.C. 29464	<i>Thomas Freda</i> <i>Rhoda Freda</i> a/k/a Rhoda E. Freda
76 A	Delta Land Corp	John Ahem	1327 Deep Water Drive Mt. Pleasant, S.C. 29464	
77 A	Whipp	Richard/Janice	1390 Waterfront Drive Mt. Pleasant, S.C. 29464	<i>Janice B. Whipp</i> a/k/a Richard B. Whipp
78 A	Wrenn	Renee/Judy	1256 Waterfront Drive Mt. Pleasant, S.C. 29464	<i>Judy Wrenn</i> a/k/a Judith E. Wrenn
32 C	Chase Construction Co.	Don Chase	816 Lansing Drive Mt. Pleasant, S.C. 29464	
33 C	Johnson	Romier/Mindy	1419 Oaklanding Road Mt. Pleasant, S.C. 29464	
34 C	Buda	Edward/Lucille	1289 Waterfront Drive Mt. Pleasant, S.C. 29464	<i>E. Buda</i> a/k/a Edward B. Buda
35 C	Carr	Lawrence/Katry	1285 Waterfront Drive Mt. Pleasant, S.C. 29464	<i>Katry Carr</i> a/k/a Lawrence D. Carr
36 C	Baucum (Owner)	David/Patricia	1261 Waterfront Drive Mt. Pleasant, S.C. 29464	<i>Patricia Baucum</i> a/k/a David D. Baucum
37 C	Nelson	Craig/Chelly	1257 Waterfront Drive Mt. Pleasant, S.C. 29464	<i>Craig Nelson</i> a/k/a Craig Vivekey Nelson <i>Chelly Nelson</i>

SIGNATURE INFORMATION

Center Lakes Phase I Lots 1-13, 75 and 44-54

Lots 1, 2, 44, 45 46 and 49 signed by Gary Griffith, VP of Don Galloway Homes, Inc.

- Lot 3 Anna L. Vincent aka Anna Vincent
- Lot 4 Martha P. Johnson aka Martha Johnson
- Lot 6 Mark E. Rice aka Mark Rice aka M. E. Rice
Lori B. Rice aka Lori Rice
- Lot 7 Floyd Calhoun Dent, III aka F. Cal Dent, III
- Lot 9 Daniel B. Holcombe aka Dan Holcombe
Margaret H. Holcombe aka Meg Holcombe
- Lot 75 Jeffery Charles English aka Jeff English
Gina Barber English aka Gina English
- Lot 11 Walter F. Penninger, IV aka Walter Penninger
Christina T. Penninger aka Tina Penninger
- Lot 12 Marci M. Brumet aka Marci M. Barner aka Marci Brumet
- Lot 13 James E. West, Sr. aka Jim West
Jeri West
- Lot 47 Kimberly P. Malloch aka Kim Malloch
- Lot 48 Jerry D. Babson aka Jerry Babson
Jerri M. Babson aka Jerri Babson aka Jeri M. Babson
- Lot 51 James B. Runey, Sr. aka James B. Runey, Jr. aka Skip
Runey
Barbara R. Runey aka Barbara Runey
- Lot 54 Edward D. Page aka Ed Page
Carole K. Page aka Carole Page

Center Lakes Phase C Lots 14-29 and 55-64

Lots 17, 19, 20, 22, 23 27 28, 29, 58 and 64
Gary Griffith, VP of Don Galloway Homes, Inc.

- Lot 15 Walleed W.w Shalaby aka Walfred Shalaby aka Walleed
Shalaby aka Walfred Shalby
- Lot 16 Dan L. Stough aka Dan Stough
Rae T. Stough aka Rae Stough
- Lot 18 Lisa I. Hellstrom aka Lisa Hellstrom

- Lot 24 John T. Drennan aka John Drennon
Joann P. Drennan aka Joann Drennan aka Joann Drennon
 - Lot 26 David J. Eckert aka David Eckert aka Dave Eckert
Katherine J. Eckert aka Kathy Eckert
 - Lot 55 Bess M. Tompkins aka Bess Tompkins
 - Lot 56 James E. Lile aka Jim Lile
Betsy T. Lile aka Betsy Lile
 - Lot 57 James J. Galloppa aka James Galloppa
Mary Ann Galloppa
 - Lot 59 George F. Hudson aka George Hudson
Eun Hee Hudson
 - Lot 60 Steve M. Abrams aka Steve Abrams
 - Lot 62 Marc C. Mentel aka Mar~~ck~~ Mentel
Bridget~~ta~~ Mentel
 - Lot 63 Calvin W. Oyer aka Cal Oyer
Cathy A. Oyer aka Cathy Oyer
- Center Lakes PHASE B Lots 65-74 and 30 and 43
- Lots 65, 66, 67, 68, 69, 73, 74, 30, 33, 34, 38, 40, 42 and 43
Robert S. Hardman as President of Hardman
Construction Company, Inc. general Partner of HCC Limited
Partnership
- Lot 70, 31, 32, 35, 36, 37, 39 and 41
Gary Griffith, VP of Don Galloway Homes, inc.
- Hidden Lakes Phase 1, Lots 1A-38A and 1C-15C and 1B-19B and 34B-50B
- Lot 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 25, 27, Block
A; Lot 5, 7, 10, 11, 17 18, 35, 36, 45, and 48, Block B
Robert S. Hardman as President of Hardman Construction
Company, Inc. general Partner of HCC Limited Partnership
- Lots 2B, 15B, 26A Colin R. Campbell, President of C. R. Campbell
Construction Co., Inc. aka C. R. Campbell Construction
- Lot 1A Tommy Brush
Kimberly S. Brush aka Kim Brush
 - Lot 2A Bill Macchio
 - Lot 21A James D. Witte aka James Witte
 - Lot 22A William J. Condy aka W. J. Condy aka Bill Condy

- Eleanor A. Condy aka Eleanor Condy
- Lot 24A Gloria A. Norris aka Gloria Norris
James S. Norris aka James Norris aka Jim Norris
- Lot 28A Albert C. Bender aka Al Bender
- Lot 29A Billie Sue Stein aka Billy Sue Stein
- Lot 30 A Brenda a. Cobham aka Brenda Cobham
- Lot 32A James A. Marcus aka Jim Marcus
Elizabeth J. Marcus aka June Marcus
- Lot 33A Walter S. Czarnik aka W. S. Czarnik aka Wally Czarnik
Carol M. Czarnik aka Carol Czarnik
- Lot 35A Janet L. D'Agostino aka Janet D'Agostino aka Jan
D'Agostino
Don D'Agostino
- Lot 36A John P. Sullivan aka John Sullivan
Jane M. Sullivan aka Marie Sullivan
- Lot 37A David M. Jones aka David Jones
Amanda B. Jones aka Mandy Jones
- Lot 38A Pamela D. Selent aka Pam Selent
Andrew L. Selent aka ~~Andy Selent~~ : Andy Selent
- Lot 1B E. Hugh Danford aka Hugh Danford
- Lot 3B Robert S. Hardman as President of Hardman Construction
Co.
- Lot 4B Brenda J. Layman aka Brenda Leyman aka Brenda Leyman
Niles B. Layman aka Niles ~~Layman~~ aka Niles Leyman
K. Layman
- Lot 8B Larry Lee Robertson aka Larry L. Robertson aka Larry
Robertson
Judith Ann Robertson aka Judith A. Robertson aka Judith
Robertson
- Lot 9B B. H. Lewis aka Billy Lewis
Sarah M. Lewis aka Sarah Lewis
- Lot 14B Pansy S. Anderson aka Pansy Anderson
- Lot 16B Mark B. Tudor aka Mark Tudor
Suzanne Tudor
- Lot 19B Horst M. Semper aka Horst Semper
- Lot 34B Judith A. Cullison aka Judy Cullison

- Lot 37B Jeanne D. Morrow aka Jeannie Morrow
Jerry D. Morrow ak/a Jerry Morrow
- Lot 38B Max A. Welsh aka Max Welch
- Lot 40B Robert S. Hardman, president of Hardman Construction
- Lot 42B Kathryn H. Allison aka Kathy Allison
- Lot 43B Thomas C. Popp aka Thomas Popp
Penny J. Popp aka Penny Popp
- Lot 44B Emory D. Haselden aka Emory Haselden
Carol Hall Haselden aka Carol Haselden
- Lot 46B Marie DeMere
Lawrence Demere aka Lawrence A. Demere
- Lot 47B Philip McDonald
Katherine A. McDonald aka Kathy McDonald
- Lot 49B Lori Althouse aka Lori A. Althouse aka Dave Althouse
David Althouse aka David W. Althouse
- Lot 50B Linda B. Reynolds aka Linda Reynolds
Elsie N. Reynolds aka Elsie Reynolds
- Lot 1C Gary Smith aka Gary W. Smith
Susan K. Smith aka Susan Smith
- Lot 2C Richard L. Thompson aka Richard Thompson
Linda L. Thompson aka Linda Thompson
- Lot 5C Terrence M. White aka Terry White
Cynthia White aka Cindy White
- Lot 7C Mark F. Yodice aka Mark Yodice
Candy A. Yodice aka Cancy A. Yodice aka Candice Yodice
- Lot 8C John A. Mitchum aka John Mitchum
Kaye S. Mitchum aka Kaye Mitchum
- Lot 13C Patricia Goss aka Pat Goss
Gary D. Goss aka Gary Goss aka G. D. Goss
- Lot 2A Robert S. Hardman
- Lots 4A, 14A, 11B, 39A, 36B Colin R. Campbell, President of C. R. Campbell Construction
- Hidden Lakes Phase II Lots 39A-68A, 16C-27C and 24B-30B
- Lots 39, 40, 41, 52, 66, 67, Block A; Lots 21, 22, 26, 27, 28, 29, Block B; Lots 21, 22, 23, 24, 25, Block C

- Robert S. Hardman, President of Hardman Construction Company, general partner of HCC Limited Partnership
- Lot 43A Larry Allen Wiethop aka Larry Wiethop
~~Norma~~ K. Wiethop aka Norma Wiethop
Norma
- Lot 44A Janet Butler Hucks aka Janet B. Hucks aka Jan Hucks
- Lot 45A Philip St. Pierre
Sally St. Pierre aka s St. Pierre
- Lot 46A Paul J. Bryer, Jr. aka Paul Bryer
- Lot 47A Mitchell Y. Cohen aka Mitchell Cohen
Ruth M. Cohen aka Ruth Cohen
- Lot 49A Stanley F. Dornblaser aka Stan Dornblaser
Ellen M. Dornblaser aka Ellen Dornblaser
- Lot 50A Richard Harvey aka Richard E. Harvey
Catherine Harvey aka Cathy Harvey aka Catherine D. Harvey
- Lot 57A Susan J. Hardesty
Marjorie A. Oyster
Lillian B. Oyster aka Lillian Oyster
- Lot 59A Richard I. Barnett aka Richard Barnett aka R.I. Barnett
- Lot 60A Albertson Seaman aka Bert Seaman aka Albertson M. Seaman
Breta P. Seaman aka Breta Seaman
- Lot 61A Salvatore J. Romeo aka S.J. Romeo aka Salvatore Romeo
- Lot 62A James E. Palmer aka James Palmer aka J. Palmer
Barbara C. Palmer aka Barbara Palmer
- Lot 63A Donald E. Roger of Rogers Constructions, AO
a/k/a Rogers Construction Co., Inc.
- Lot 64A Yolanda Carolyn Krietemeier aka Carolyn
Krietemeier aka Carol Krietemeier
Michael Krietemeier aka Mike Krietemeier
- Lot 68A Mark D. Hilliard aka Mark Hilliard
- Lot 23B Eugene Edwards, president of Melbourne Co., Inc.
- Lot 24B Allan R. Packard aka Allan Packard
Pamela M. Packard aka Pam Packard
- Lot 25B Colin R. Campbell, President of C. R. Campbell
Construction aka C. R. Campbell Construct
- Lot 17C Carla H. Moran aka Carla Moran
Michael W. Moran aka Mike Moran aka Michael Moran

- Lot 19c Michael J. Baumgartner aka Mike Baumgartner aka M. Baumgartner
Annette M. Baumgartner aka Annette Baumgartner
- Lot 20c Jay Linx aka Jay F. Linx
- Lot 26C Nancy W. Hammond aka Nancy Hammond
- Lot 27c Anita L. Tankersley aka Anita Tankersley aka Anita Tankersly
- Hidden Lakes Phase III-A Lot 28c-34C and 69A-78A
- Lots 69, 70, 71 72, Block A
Robert S. Hardman as President of Hardman Construction Company, Inc. general Partner of HCC Limited Partnership
- Lot 73A Earl P. Murphy aka Earl Murphy
Charlene S. Murphy aka Charlene Murphy
- Lot 74A Joan E. Hillman aka Joan Hillman
- Lot 75A Thomas J. Freda aka Thomas Freda
Rhoda H. Freda aka Rhoda Freda
- Lot 77A Janice H. Whipp aka Janice Whipp
Ricard B. Whipp aka Richard Whipp aka R. B. Whipp
- Lot 7da Judith R. Wrenn aka Judy Wrenn
- Lot 34c Edward H. Buda aka Edward Buda aka Ed Buda
Lucille Buda
- Lot 35c Kathleen D. H. Carr aka Kathy Carr aka Kathleen D. Carr
Lawrence A. Carr aka Lawrence Carr
- Lot 36c Patricia M. Baucom aka Patricia Baucom aka Patricia Marie Baucom
David C. Baucom aka David Baucom aka David D. Caucom
- Lot 37c Craig Livezey Nelson aka Craig L. Nelson aka Craig Nelson
Shelley Ann Nelson aka Shelly Nelson aka Shelley Nelson

M.

WITNESSES AS TO ALL WITH EXCEPTION OF MIKE AND ANNETTE BAUMGARTNER
a/k/a Michael J. Baumgartner

Annette M. Baumgartner
Barbara C. Palmer
Katherine J. Eckert

WITNESS AS TO MIKE AND ANNETTE BAUMGARTNER a/k/a Michael J. Baumgartner and
Annette M. Baumgartner

Barbara C. Palmer
Katherine Eckert

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED before me Barbara Palmer the undersigned witness who on oath, says that she saw Annette M. Baumgartner^{C.} sign the within Consolidated, Amended and Re-stated Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision attest the same, and as their act and deed, deliver the same and that she with the other witness witnessed the execution thereof.

Barbara C. Palmer

SWORN TO BEFORE ME THIS
Eighth Day of June, 1994


NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 1/4/95

* and Michael J. Baumgartner

EXHIBIT "A"
PROPERTY DESCRIPTION

PARCEL ONE
ENTRANCEWAY - TMS 558-14-00-093 (BS-117)

ALL those certain pieces, parcels or lots of land, situate, lying and being in Christ Church Parish, Town of Mt. Pleasant, Charleston County, South Carolina, located to the east and west side of Hidden Lakes Drive at its intersection with Rifle Range Road, both locations, including the highland within the lot lines surrounding the ponds, being designated as "POND H.O.A." and shown on Sheet 1 of 3 on a certain plat by H. P. Tompkins, Jr., Inc. entitled "FINAL PLAT OF HIDDEN LAKES SUBDIVISION PHASE I TOWN OF MT. PLEASANT CHARLESTON COUNTY SOUTH CAROLINA OWNED BY HARDMAN CONSTRUCTION CO., INC.", dated May 12, 1988, and recorded in Plat Book BS at pages 117-119 in the RMC Office for Charleston County, South Carolina.

SAID parcels of land having such sizes, shapes, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully and at large appear.

PARCEL TWO
PORTION CANAL - PART TMS 558-14-00-025 (EA-12 NEW LOT PLAT)

ALL that certain piece, parcel or tract of land, situate, lying and being in Christ Church Parish, Town of Mt. Pleasant, Charleston County, South Carolina, being that portion of the canal shown and designated as "HOA 32,639 sq.ft. 0.749 acres" on a plat by Penolia A. Van Buren, P.L.S. of ARC Surveying Company, Inc. entitled "HIDDEN LAKES SUBDIVISION PLAT SHOWING LOT LINE ADJUSTMENTS OF LOT 3-18, BLOCK 'A' INTO LOTS 3A-18A, BLOCK 'A' AND HOMEOWNER'S ASSOCIATION PROPERTY LOCATED IN THE TOWN OF MT. PLEASANT CHARLESTON COUNTY SOUTH CAROLINA", dated March 31, 1994, revised April 25, 1994, and recorded May 10, 1994, in Plat Book EA at page 12 in the RMC Office for Charleston County, South Carolina.

SAID parcel of land having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully and at large appear.

SUBJECT to portion of "40' DRAINAGE EASEMENT" and "ACCESS & PLANTING EASEMENT EASEMENT WIDTH VARIES CANAL EDGE OF BULKHEAD TO PROPERTY LINE" as shown on the aforesaid plat.

OK 02450675

PARCEL THREE
RECREATION AREA INCLUDING PORTION CANAL- TMS 558-14-00-098 (BZ-181)

ALL that certain piece, parcel or tract of land, situate, lying and being in Christ Church Parish, Town of Mt. Pleasant, Charleston County, South Carolina, shown and designated as "RECREATION AREA (H.O.A.)" on a plat by F. Elliotte Quinn, III, R.L.S. of Precision Land Surveying Co. entitled "FINAL PLAT OF PHASE II HIDDEN LAKES SUBDIVISION CONTAINING LOTS 40-68 BLOCK A LOTS 21-29 BLOCK B AND LOTS 16-27 BLOCK C TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA", dated November 17, 1969, and recorded July 17, 1990, in Plat Book BZ at page 181 in the RMC Office for Charleston County, South Carolina.

SAID parcel of land having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully and at large appear.

SUBJECT to drainage easements shown as "15'D.E." on the aforesaid plat.

PARCEL FOUR

4.870 AC PART TMS 558-00-00-002 (EA-13 NEW FUT.DEV.PLAT)

ALL that certain piece, parcel or tract of land, situate, lying and being in Christ Church Parish, Town of Mt. Pleasant, Charleston County, South Carolina, being shown and designated as "HOA 4.870 ACRES" on a plat by Penolia A. Van Buren, P.L.S. of ARC Surveying Company, Inc. entitled "PLAT OF FUTURE DEVELOPMENT AND HOMEOWNER'S ASSOCIATION PROPERTY FOR HIDDEN LAKES SUBDIVISION LOCATED IN THE TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA", dated March 31, 1994, revised April 25, 1994, and recorded May 10, 1994, in Plat Book EA at page 13 in the RMC Office for Charleston County, South Carolina.

SAID parcel of land having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully and at large appear.

SUBJECT to "5' WETLAND BUFFER, portion of "40' DRAINAGE AND UTILITY EASEMENT", and "RESERVED 15' DRAINAGE EASEMENT" as shown on the aforesaid plat.

RESERVING unto HCC, Limited Partnership, its successors and assigns ("HCC") an easement to construct an unnamed road, lying between Lots 30C and 31C on said plat, and extending from Waterfront Drive through the above-described property substantially within the area shown within the dotted lines, and continuing through Block C of Phase III and the area marked "FUTURE DEVELOPMENT PARCEL 2 18.517 ACRES" on the aforesaid plat. Upon completion of the construction, Hidden Lakes Homeowners Association, Inc. ("HOA") will join in and execute any deed of dedication of such street to the Town of Mt. Pleasant. HCC shall be solely responsible for the construction of the road and all costs and expenses of the same and shall save and hold harmless HOA from any and all claims arising out of its entry upon the property herein conveyed for purposes of constructing the road and related drainage facilities and other utilities to be constructed within the right-of-way of the road. The within easement is for the commercial and economic benefit of HCC and shall be transferable with the title to the property shown on the aforesaid plat as "FUTURE DEVELOPMENT PARCEL 2 18.517 ACRES".

PARCEL FIVE

LAKE AREA 43.276 AC f/PTS TMS 558-00-00-002,016,034 & 184
 NEW TMS: PART 558-00-00-002 (EA-13 NEW FUT.DEV.PLAT)

ALL that certain piece, parcel or tract of land, situate, lying and being in Christ Church Parish, Town of Mt. Pleasant, Charleston County, South Carolina, being the two large sections of lake, including the canal joining the same and any highland between the bulkhead and the property line, as more fully shown as "LAKE" and designated as "HOA 43.276 acres" on a plat by Penolia A. Van Buren, P.L.S. of ARC Surveying Company, Inc. entitled "PLAT OF FUTURE DEVELOPMENT AND HOMEOWNER'S ASSOCIATION PROPERTY FOR HIDDEN LAKES SUBDIVISION LOCATED IN THE TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA", dated March 31, 1994, last revised April 25, 1994, and recorded May 10, 1994, in Plat Book EA at page 13 in the RMC Office for Charleston County, South Carolina.

SAID parcel of land having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully and at large appear.

RESERVING unto HCC, Limited Partnership, its successors and assigns ("HCC") an easement over, under and upon the canal connecting the Lake to construct and/or maintain a bridge across the canal connecting the Lake in conjunction with the construction of the unnamed road linking the area shown on the aforesaid plat as "FUTURE DEVELOPMENT PARCEL 1 9.885 ACRES" with the area shown on said plat as "FUTURE DEVELOPMENT PARCEL 2 18.517 ACRES" and the tie-in with the road shown as "WATERFRONT DRIVE" as shown on the aforesaid plat. Upon completion of construction, Hidden Lakes Homeowners Association, Inc. ("HOA") will join in and execute any deed of dedication of such street/s and/or bridge to the Town of Mt. Pleasant. HCC shall be solely responsible for the construction and/or maintenance of the bridge and all costs and expenses of the same and shall save and hold harmless HOA from any and all claims arising out of its entry upon the property herein conveyed for purposes of constructing and/or maintaining the bridge and any and related drainage facilities and other utilities to be constructed within the right-of-way of the bridge. The within easement is for the commercial and economic benefit of HCC and shall be transferable with the title to the property shown on the aforesaid plat as "FUTURE DEVELOPMENT PARCEL 1 9.885 ACRES" and "FUTURE DEVELOPMENT PARCEL 2 18.517 ACRES".

JA C24576754

PARCEL SIX
POND 2.301 AC TMS 558-13-00-027 (CH 86)

ALL that piece, parcel and tract of land, containing 2.301 acres, and shown as "POND HOMEOWNERS ASSOCIATION PHASE I" on a plat entitled, "FINAL PLAT CENTER LAKE COMMUNITY OF HIDDEN LAKES TOWN OF MOUNT PLEASANT CHARLESTON COUNTY PHASE I PLAT SHOWING LOTS 1-13 & 44-54 AND LOT 75" by Precision Mapping and Land Surveying, Inc., dated May 29, 1992, and recorded June 22, 1992, in Plat Book CH at page 86 in the RMC Office aforesaid.

SAID parcel of land having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully and at large appear.

PARCEL SEVEN
EASEMENT PARCELS (CH 86, CO 26 & CL 175)

ALL right, title and interest in and to that certain "3' FENCE ESMT (H.O.A.)" on Lots 1 and 44 and that portion of "15' MAINTENANCE ESMT" abutting the pond, as shown on a plat entitled, "FINAL PLAT CENTER LAKE COMMUNITY OF HIDDEN LAKES TOWN OF MT. PLEASANT CHARLESTON COUNTY PHASE I PLAT SHOWING LOTS 1-13 & 44-54 AND LOT 75" by Precision Mapping and Land Surveying, Inc., dated May 29, 1992, and recorded June 22, 1992, in Plat Book CH at page 86 in the RMC Office aforesaid.

ALSO

ALL right, title and interest in and to that portion of "15' MAINTENANCE ESMT" abutting the pond, as shown on a plat entitled, "FINAL PLAT OF CENTER LAKE COMMUNITY OF HIDDEN LAKES TOWN OF MT. PLEASANT CHARLESTON COUNTY PHASE 'C' PLAT SHOWING LOTS 14-29 & 55-64" by Precision Mapping and Land Surveying, Inc., dated March 29, 1993, and recorded March 30, 1993, in Plat Book CL at page 175 in the RMC Office aforesaid.

ALSO

ALL right, title and interest in and to that portion of "15' MAINTENANCE ESMT" abutting the pond, as shown on a plat entitled, "FINAL PLAT OF CENTER LAKE COMMUNITY OF HIDDEN LAKES TOWN OF MT. PLEASANT CHARLESTON COUNTY PHASE 'B' PLAT SHOWING LOTS 30-43 & 65-74 AND A RESUBDIVISION OF LOTS 46 & 47" by Keith K. Ruddy, R.L.S., dated October 29, 1993, and recorded November 3, 1993, in Plat Book CO at page 26 in the RMC Office aforesaid.

By the within deed, HCC hereby grants to HOA an easement for ingress and egress across the "15' DRAINAGE EASEMENT" between Lot 68 and Lot 69, Phase B, leading to a portion of the "15' MAINTENANCE ESMT", all as shown on the above-referenced plat recorded in Plat Book CO at page 26 in the RMC Office aforesaid, for the purpose of bringing in maintenance equipment if and when necessary.

PARCEL EIGHT
PUMP STATION ACCESS TMS 558-13-00-072 (CH 86)

ALL that certain piece, parcel and tract of land, situate, lying and being in the Town of Mt. Pleasant, Charleston County, South Carolina, shown and designated as "25' UTILITY R/W AND PEDESTRIAN ACCESS" on a plat entitled, "FINAL PLAT CENTER LAKE COMMUNITY OF HIDDEN LAKES TOWN OF MT. PLEASANT CHARLESTON COUNTY PHASE I PLAT SHOWING LOTS 1-13 & 44-54 AND LOT 75" by Precision Mapping and Land Surveying, Inc., dated May 29, 1992, and recorded June 22, 1992, in Plat Book CH at page 86 in the RMC Office aforesaid.

Said tract of land having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully and at large appear.

SAID PROPERTY IS SUBJECT to rights of ingress and egress for the benefit of Mt. Pleasant Waterworks and Sewer Commission, as more fully set forth in a deed from HCC to Mt. Pleasant Waterworks and Sewer Commission recorded simultaneously herewith in the RMC Office aforesaid.

C215 6757

ALL OF THE AFORESAID PROPERTIES ARE CONVEYED SUBJECT TO THE RESTRICTION that HCC, Limited Partnership, its successors and assigns ("HCC"), as the owner of the remaining property at Hidden Lakes Subdivision, shall have the right to annex and subject the future developments within Hidden Lakes Subdivision and/or Center Lake Community of Hidden Lakes Subdivision to the Hidden Lakes Homeowners Association, Inc. ("HOA") and purchasers of lots in such future subdivision developments shall have the right to join and become members of the HOA, as set forth in the Consolidated, Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Hidden Lakes Subdivision, dated _____, 1994, and in the Consolidated, Amended and Restated ByLaws of Hidden Lakes Homeowners Association, Inc., dated _____, 1994, both being recorded simultaneously herewith in the RMC Office aforesaid.

SAID PROPERTIES ARE FURTHER SUBJECT to the right of HCC Limited Partnership, its successors and assigns, to have access across said properties herein conveyed for the construction of roadways and bulkheads and other access as necessary during construction.

SAID PROPERTIES ARE FURTHER SUBJECT to any and all restrictions, easements and/or rights-of-ways, comments and other matters affecting the above-described property as recorded in the RMC Office aforesaid, including without limitation those shown on the aforementioned plats.

BEING portions of the premises conveyed to HCC, Limited Partnership by deed of Hardman Construction Co., Inc., dated September 30, 1991, and recorded October 1, 1991, in Book U206 at page 264 and by deed of Hidden Lakes Homeowners Association, Inc., dated _____, 1994, and recorded simultaneously herewith in the RMC Office aforesaid.

Grantee's address:
1226 Hidden Lakes Drive
Mt. Pleasant, SC 29464

EXHIBIT "B" TO RESTATED COVENANTS

ALL those certain pieces, parcels or tracts of land, situate, lying and being in Christ Church Parish, Town of Mt. Pleasant, Charleston County, South Carolina, being shown and designated as "FUTURE DEVELOPMENT PARCEL 1 9.885 ACRES" and "FUTURE DEVELOPMENT PARCEL 2 18.517 ACRES" on a plat by Penolia A. Van Buren, P.L.S. of ARC Surveying Company, Inc. entitled "PLAT OF FUTURE DEVELOPMENT AND HOMEOWNER'S ASSOCIATION PROPERTY FOR HIDDEN LAKES SUBDIVISION LOCATED IN THE TOWN OF MT. PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA", dated March 31, 1994, revised April 25, 1994, and recorded May 10, 1994, in Plat Book EA at page 13 in the RMC Office for Charleston County, South Carolina.

SAID parcels of land having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat more fully and at large appear.

2K C24516759

RETURN TO
CLAWSON & STAUBES

FILED

C245-707
24 JUL -5 PM 3:49

ROBERT N. KING
REGISTER
CHARLESTON COUNTY SC

58.00-B

(3)

gbl
Jes ✓

CERTIFIED
TRUE COPY
CHARLIE LYBRAND
REGISTER MESNE CONVEYANCE
CHARLESTON COUNTY, SC

DATE: 10-23-07

BY: Charlie Lybrand