

BK D 284 PG 329 Exhibit "B"

STATE OF SOUTH CAROLINA)
) AMENDMENT TO CLOSING AGREEMENT
 COUNTY OF CHARLESTON)

This Amendment to Closing Agreement is entered into this 30 day of November, 1995, by and between The Toler's Cove Homeowners Association, Inc. ("Association") and Horibeck Creek Land Corporation ("Horibeck").

WHEREAS, Horibeck purchased certain land from Association on February 10, 1995;

WHEREAS, at the time said purchase, the parties entered into a Closing Agreement pursuant to which, inter alia, Horibeck agreed that upon sales of unimproved townhouse lots Horibeck would contractually obligate each purchaser of a lot to begin construction within 120 days of the purchase of the lot;

WHEREAS, the parties are reminded to modify this construction requirement as set forth herein;

NOW, THEREFORE, for One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Paragraph 7 of the Closing Agreement is deleted in its entirety and the following is substituted therefor:

Horibeck agrees that on sales by Horibeck to third parties of the 12 lots facing the "B Dock," which lots are shown as lots 1-12, Block B, on that certain plat by Forsberg Engineering & Surveying, Inc. dated June 21, 1995 entitled "Plat Showing the Subdivision of Parcel 3B Phase 4 and Parcel 4 Phase 2 into Lots 1-12 Block B Marsh Harbor Town of Mount Pleasant Charleston County, S.C." and recorded in the RMC Office for Charleston County in Book EA at Page 630, that Horibeck will contractually obligate each purchaser of each lot to begin construction within 120 days of the purchase of the lot. No monthly fees for using the private road system and recreational amenities shall be due and payable with respect to said lots until a Certificate of Occupancy is issued. With respect to the additional 19 waterfront lots proposed to be sold by Horibeck to third parties (hereinafter referred to as "Future Lots", each of such Future Lots being referred to as a "Future Lot"), there shall be no requirement that construction begin within any certain period of time. However, upon the closing of each such

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lot. each such purchaser shall immediately be responsible for the road use and recreational amenities fee, which as of the date hereof is \$250 per month. This fee shall not be less than \$250 per month per lot until such time as a Certificate of Occupancy is issued with respect to a Future Lot, at which time the applicable fee may be increased or decreased as determined by the Association in accordance with the applicable covenants and by-laws.

- 2. Except as modified herein, the Closing Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed and delivered on the date above written.

WITNESSES:

Elizabeth M. Hahn
Virginia B. Martin

The Toler's Homeowners Association, Inc.

By: [Signature]
David Chandler

Its: President

[Signature]

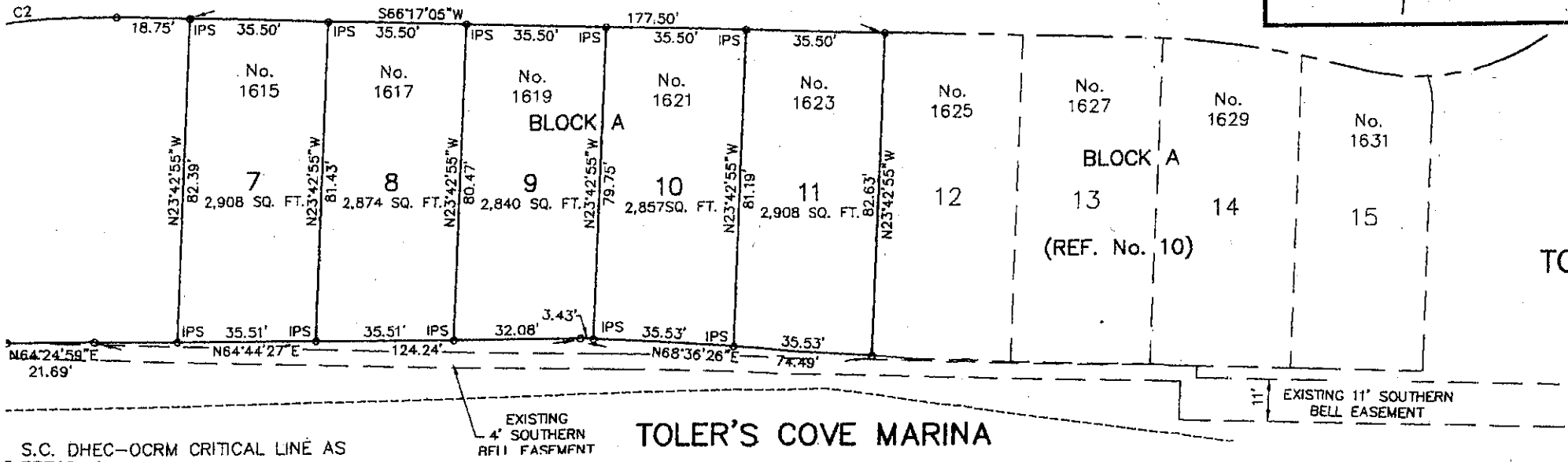
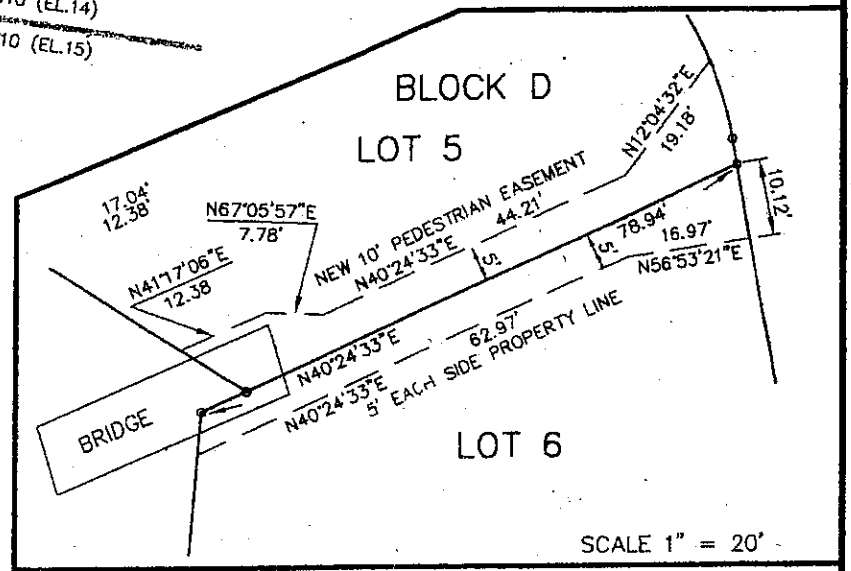
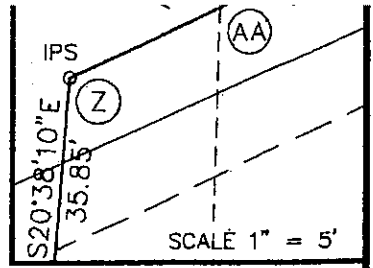
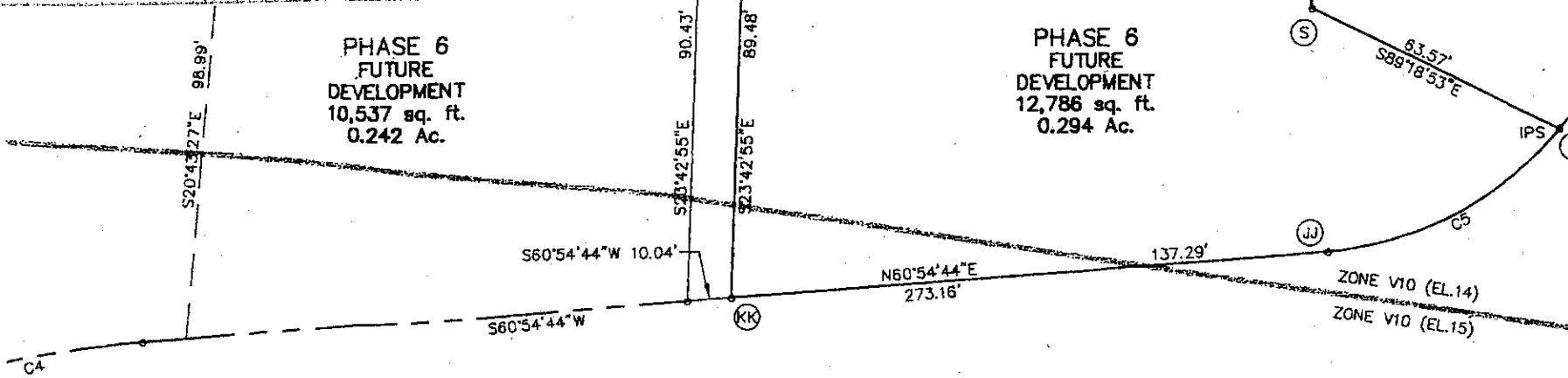
Horseshoe Creek Land Corporation

By: [Signature]
Henry L. Holliday, III

Its: President

0035772125

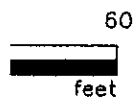
[Handwritten Signature]



Bill R

ON OF A
BLOCK A
BLOCK A
OF
2
BLOCK D
OF

REA
R
ANT
S.C.
MAY 25, 1997



RING
C.

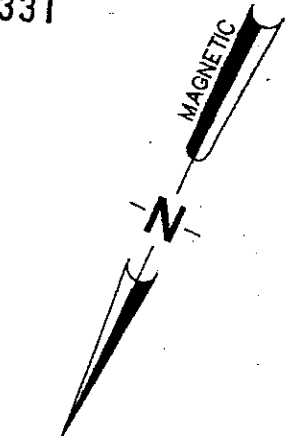
JOB No. 123-20

10 EXISTING UNITS
PARCEL 7 PHASE 1
TMS 530-00-00
PARCELS 108 - 117

TRACT "A"
TMS 530-00-00-003

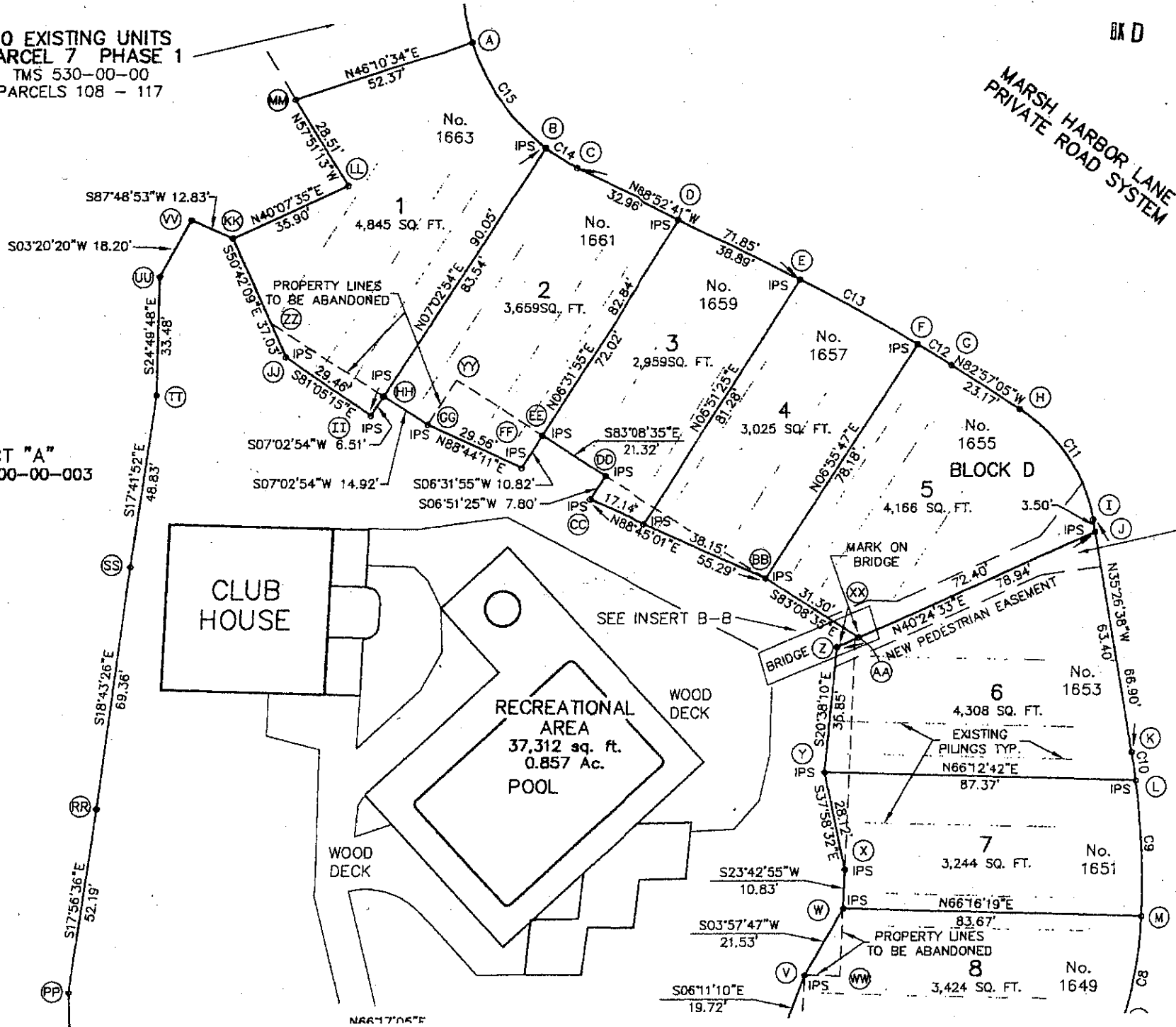
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MARSH HARBOR LANE
PRIVATE ROAD SYSTEM



SEE INSERT A-A FOR
DIMENSION OF NEW
PEDESTRIAN ESMT.

MARSH HARBOR LANE
PRIVATE ROAD SYSTEM



Unit 1: 4,845 SQ. FT.

Unit 2: 3,659 SQ. FT.

Unit 3: 2,959 SQ. FT.

Unit 4: 3,025 SQ. FT.

Unit 5: 4,166 SQ. FT.

Unit 6: 4,308 SQ. FT.

Unit 7: 3,244 SQ. FT.

Unit 8: 3,424 SQ. FT.

CLUB HOUSE

RECREATIONAL AREA
37,312 sq. ft.
0.857 Ac.
POOL

WOOD DECK

WOOD DECK

BRIDGE

BRIDGE

NEW PEDESTRIAN EASEMENT

EXISTING PILING TYP.

PROPERTY LINES TO BE ABANDONED

PROPERTY LINES TO BE ABANDONED

MARK ON BRIDGE

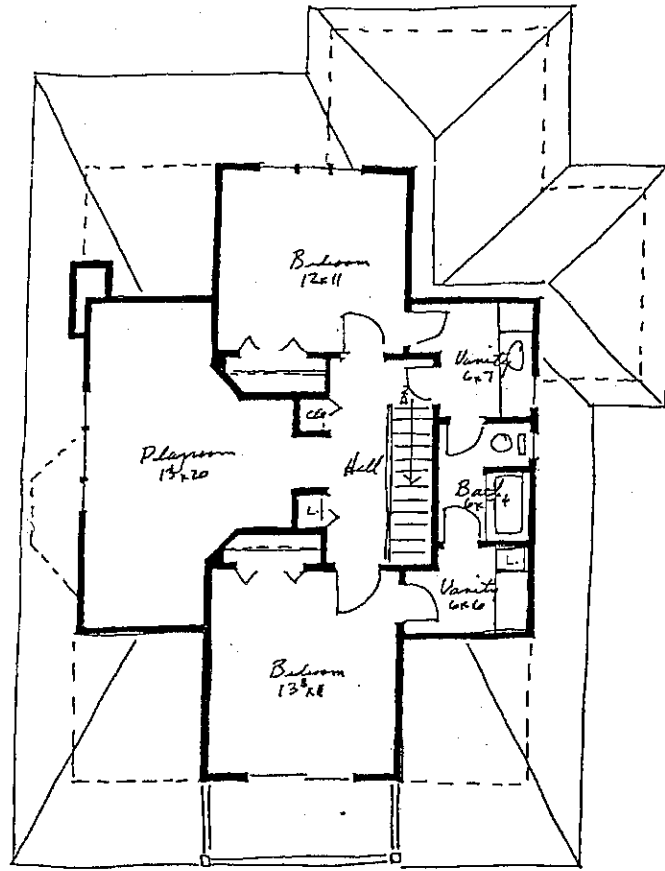
SEE INSERT B-B

SEE INSERT A-A FOR DIMENSION OF NEW PEDESTRIAN ESMT.

MARSH HARBOR LANE PRIVATE ROAD SYSTEM

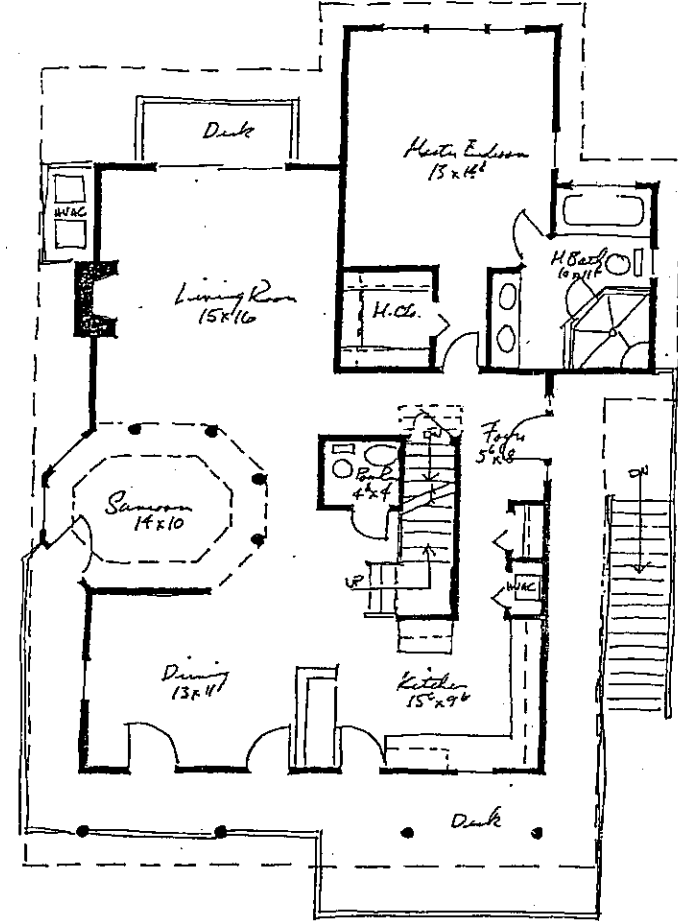
MARSH HARBOR LANE PRIVATE ROAD SYSTEM

BD 284PG332



CONCEPTUAL
SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

FIRST FLOOR 1340 S.F.
SECOND FLOOR 845 S.F.
TOTAL 2185 S.F.



CONCEPTUAL
FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

REVISION	BY
3-13-17	SR

STEPHEN A. RUSSELL, AIA
745-C JOHNNIE DODDS BOULEVARD
MOUNT PLEASANT, S.C. 29464 (803)884-7810

LOTS 1-9, BLK. D
MARSH HARBOR
Mt. Pleasant, SC

DATE	SCALE
3-13-17	SCALE
2017	
1	
2	

Exhibit "D"

OKD 284 PG 333



CONCEPTUAL
FRONT ELEVATION
SCALE 1/4" = 1'-0"

W. Russell

REV	DATE	BY
3	13-97	SR

STEPHEN A. RUSSELL, AIA
 745-C JOHNNIE DODDS BOULEVARD
 MOUNT PLEASANT, S.C. 29464 (803)884-7810

LOTS 1 - 9, BLK. D
 MARSH HARBOR
 Mt. Pleasant, SC

2
2-13-97
10/4
2
2

Exhibit "D"