

Roadmap for Willbrook Declarations
as CURRENTLY recorded with the Clerk of Court of Georgetown
County (Roadmap)

1. CCRs: Book 246, Page 758 (Dated April 16, 1987; Recorded May 12, 1987).
2. General Covenants for Properties at Willbrook Plantation: Book 246, Page 743 (Dated April 16, 1987; Recorded May 12, 1987).
3. First Supplemental Declaration: Book 301, Page 184 (Dated September 6, 1988; Recorded September 6, 1988).
4. Second Supplemental Declaration: Book 370, Page 49 (Dated February 28, 1990; Recorded February 28, 1990).
5. Third Supplemental Declaration: Book 406, Page 191 (Dated December 7, 1990; Recorded December 7, 1990).
6. First Amendment to CCRs: Book 425, Page 42 (Dated April 16, 1991; Recorded May 2, 1991); re-recorded on July 25, 1991 at Book 435, Page 109. There is what appears to be an unresolved discrepancy in the titling of this document. The document is entitled "Fourth Supplemental Declaration of Covenants and Restrictions of Willbrook Plantation Community Association, Inc." It is referred to throughout the body of the document as the "First Amendment," and its effect is that of an amendment, not a supplemental declaration (i.e., it does not add any additional land to be subject to the original Declaration, which is what a supplemental declaration does). The original document, recorded at Book 425, Page 42, appears to be correctly titled as the First Amendment to Declaration of Covenants and Restrictions of Willbrook Plantation Community Association, Inc. Upon re-recording, there is a notation at the top of the document stating: "re-record to correct title of document." It appears, then, that the document was initially correctly titled and then erroneously re-titled as a Fourth Supplemental Declaration. The next supplemental declaration is referred to as the "Fifth Supplemental Declaration," and so on and so forth. Every single document thereafter is therefore mis-titled. This is underscored by the fact that the Second Amendment refers to this document as the First Amendment.
7. "Fifth" Supplemental Declaration: Book 435, Page 114 (Dated July 25, 1991; Recorded July 25, 1991). *Because the "Fourth Supplemental Declaration" should be re-titled as the "First Amendment to CCRs," this supplement should be re-titled as the "Fourth Supplemental Declaration."*
8. "Sixth" Supplemental Declaration: Book 475, Page 236 (Dated May 27, 1992; Recorded June 12, 1992). *Because the "Fifth Supplemental Declaration" should be re-titled as the*

“Fourth Supplemental Declaration,” this supplement should be re-titled as the “Fifth Supplemental Declaration.”

9. “Seventh” Supplemental Declaration: Book 522, Page 6 (Dated May 24, 1993; Recorded May 27, 1993). *Because the “Sixth Supplemental Declaration” should be re-titled as the “Fifth Supplemental Declaration,” this supplement should be re-titled as the “Sixth Supplemental Declaration.”*
10. “Eighth” Supplemental Declaration: Book 553, Page 140 (Dated December 30, 1993; Recorded December 30, 1993). *Because the “Seventh Supplemental Declaration” should be re-titled as the “Sixth Supplemental Declaration,” this supplement should be re-titled as the “Seventh Supplemental Declaration.”*
11. “Ninth” Supplemental Declaration: Book 596, Page 175 (Dated October 6, 1994; Recorded October 17, 1994). *Because the “Eighth Supplemental Declaration” should be re-titled as the “Seventh Supplemental Declaration,” this supplement should be re-titled as the “Eighth Supplemental Declaration.”*
12. “Tenth” Supplemental Declaration: Book 622, Page 28; Re-recorded at Book 630, Page 325 to correct Phase # in Exhibit A (Dated March 31, 1995; Recorded May 23, 1995). *Because the “Ninth Supplemental Declaration” should be re-titled as the “Eighth Supplemental Declaration,” this supplement should be re-titled as the “Ninth Supplemental Declaration.”*
13. “Eleventh” Supplemental Declaration: Book 706, Page 45 (Dated June 28, 1996; Recorded July 1, 1996). *Because the “Tenth Supplemental Declaration” should be re-titled as the “Ninth Supplemental Declaration,” this supplement should be re-titled as the “Tenth Supplemental Declaration.”*
14. “Twelfth” Supplemental Declaration: Book 796, Page 334 (Dated August 8, 1997; Recorded August 11, 1997). *Because the “Eleventh Supplemental Declaration” should be re-titled as the “Tenth Supplemental Declaration,” this supplement should be re-titled as the “Eleventh Supplemental Declaration.”*
15. Second Amendment to CCRs: Dated April 8, 2022 and Filed April 12, 2022 (Book 4332, Page 310). Note that this document is titled the “Second Amendment” to the CCRs, but there is currently, technically, no “First Amendment” because of the re-filing of the First Amendment to be the Fourth Supplemental Declaration. This document does refer to the First Amendment/Fourth Supplemental Declaration as the “First Amendment.”

Note: A “Supplemental Declaration” **adds additional land** to be subject to the Declaration of Covenants and Restrictions, making the footprint of the Declaration bigger. An “Amendment” **changes the language** that’s in the Declaration. Therefore, what’s inside the documents changes whether it’s titled a “Supplemental Declaration” or an “Amendment to the Declaration.”

Summary of additional filings:

1st Supplemental Declaration

2nd Supplemental Declaration

3rd Supplemental Declaration

~~1st Amendment~~ → Filed and Retitled Erroneously to be Titled the 4th Supplemental Declaration – should have stayed titled as the 1st Amendment

5th Supplemental Declaration (Should be 4th)

6th Supplemental Declaration (Should be 5th)

7th Supplemental Declaration (Should be 6th)

8th Supplemental Declaration (Should be 7th)

9th Supplemental Declaration (Should be 8th)

10th Supplemental Declaration (Should be 9th)

11th Supplemental Declaration (Should be 10th)

12th Supplemental Declaration (Should be 11th)

2nd Amendment (there is technically no 1st Amendment right now – though the erroneously re-titled 4th Supplemental Declaration should have stayed the 1st Amendment)