



Copy of the **Recorded**
Declaration of Covenants, Conditions, and Restrictions
of
I'On

On Change and Duty:

In recognition that time and circumstance may alter the appropriateness of certain provisions of this Declaration, we hereby recognize that the evolution of a community is a dynamic process in which they key to success is the ability to adapt to those inevitable changes, in order to remain responsive to the needs and desires of its current Titieholders and residents and the generations to follow.

FOUNDER'S DECLARATION

AS FOUNDER, responsible for development of I'On, we hold the following to be true:

Freedom enlivens the human spirit.

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Social and cultural diversity enrich a community.

Perfection, with regard to governing bodies, is not possible. However, striving for excellence is.

Vision and leadership are necessary elements to sustain and improve a community's health.

ACKNOWLEDGING THESE TRUTHS, we aspire to the following goals:

- To lay the foundation for a community which promotes neighborliness and civic life;
- To further the enjoyment of the natural resources of I'On and of the Lowcountry;
- To enhance the natural beauty of I'On;
- To foster creative human energy and the arts within I'On and the Town of Mount Pleasant;
- To provide a means of effective self-government of I'On, and to provide the early leadership for that government to set the example for those who follow;
- To nurture a respect and pride in craftsmanship;
- To build an exemplary model for the State of South Carolina which arouses her citizenry to restore and improve upon her planning and architectural traditions in order that her built environment be enhanced and her natural environment conserved for the benefit of ourselves and future generations.

NOW, THEREFORE, The I'On Company, LLC, as Founder and as the owner of the Real Property described in Exhibit B to this Declaration, does hereby declare this _____ day of _____, Nineteen Hundred and Ninety-Eight, that all of the Real Property described on Exhibit B, and such additional Real Property as may hereafter be included in accordance with the provisions of this Declaration, shall be known as

I'On

and shall hereafter be owned, held, used, enjoyed and conveyed subject to the terms of this Declaration, which shall run with the title to all such Real Property and shall be binding upon all Persons having any right, title or interest in such Real Property, their heirs, successors, successors-in-title and assigns.