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STATE OF SOUTH CAROLINA ) FIRST AMENDMENT TO DECLARATION  
                                  ) OF COVENANTS, CONDITIONS AND  
COUNTY OF BEAUFORT      ) RESTRICTIONS FOR HAMPTON HALL  
                                  ) CLUB

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMPTON HALL CLUB, made this 20<sup>th</sup> day of February, 2004, by Hampton Hall, LLC, formerly known as Buckwalter JV, LLC ("Declarant"), a South Carolina Limited Liability Company.

WITNESSETH:

WHEREAS, Declarant holds title in fee simple to the certain lands (hereinafter referred to as the "Property") described in Exhibit "A" attached to this First Amendment to Declaration of Covenants, Conditions and Restrictions for Hampton Hall Club; and

WHEREAS, the Property is located within Beaufort County, South Carolina, known as Hampton Hall, LLC, which is a planned unit development. Hampton Hall is subject to certain restrictions, conditions, covenants, etc., all as contained in the RMC Office for Beaufort County, South Carolina in Deed Book 1729 at Page 1965 (the "General Covenants"); and

WHEREAS, the General Covenants are applicable to all property at Hampton Hall, Beaufort County, South Carolina, including the within property; and

WHEREAS, Article I, Section 1.01 of the General Covenants, Declarant reserves the unrestricted right to submit additional property other than that described in the General Covenants by the recording of a document of record in the Office of the Beaufort County Records, Beaufort County, South Carolina describing such additional property and stating the Declarant's intent to submit the additional property to the General Covenants;

WHEREAS, the Declarant now wishes to submit the additional property described herein to the General Covenants.

NOW, THEREFORE, the Declarant hereby declares:

- 1. **Covenants.** That the property described in Exhibit "A" attached hereto and by this reference incorporated herein shall be held, transferred, sold, devised, assigned, conveyed, given, held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the General Covenants. The General Covenants and benefit of the First Amendment to the Declaration of Covenants and Restrictions for Hampton Hall Club, whether pertaining to things, benefits and obligations presently existing or to be created

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or executed in the future, do and shall, in equity and at law, touch and concern, benefit and burden and run with the real property as described in Exhibit "A".

2. **Ratification.** All terms and conditions of this First Amendment to the Declaration of Covenants and Restrictions for Hampton Hall Club referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the property described in Exhibit "A".

**IN WITNESS WHEREOF**, Hampton Hall, LLC, formerly known as Buckwalter JV, LLC a South Carolina Limited Liability Company, has caused these presents to be executed by their duly authorized officer this 20<sup>th</sup> day of February.

SIGNED, SEALED AND DELIVERED

Hampton Hall, LLC, formerly known as Buckwalter JV, LLC, A South Carolina Limited Liability Company

Brooke Mendenhall  
[Signature]

By: [Signature]  
Gerrit C. Albert  
Vice President

STATE OF SOUTH CAROLINA )  
  )     PROBATE  
COUNTY OF BEAUFORT        )

PERSONALLY appeared before me the undersigned witness who, on oath, says that she/he saw the within named Gerrit C. Albert, Vice President of Hampton Hall, LLC, formerly known as Buckwalter JV, LLC, a South Carolina limited liability company, sign the within document and seal said document, and, as its act and deed, deliver the same, and that he with the other witness subscribing above witnessed the execution thereof.

Brooke Mendenhall

Sworn to before me this 20<sup>th</sup> day of February, 2004.  
[Signature]  
Notary Public for South Carolina  
My Commission Expires: 2/20/06

**Exhibit "A"**

All those certain pieces, parcels or lots of land lying and being in Hampton Hall, Beaufort County, South Carolina; said property having dimensions, metes and bounds as shown on the Plat entitled "A Plat of Hampton Hall Phase I-C Lots, Hampton Hall, Beaufort County, South Carolina", said plat being dated July 28, 2003, said plat prepared by Thomas & Hutton Engineering Co., Savannah, Georgia, Boyce L. Young, S.C.R.L.S. No. 11079, and recorded in the Beaufort County Records in Plat Book 94 at Page 109. For a more detailed description as to the courses, metes and bounds of the above mentioned lot, reference is had to said plat of record