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BEAUFORT COUNTY SC- ROD
BK 01922 PGS 1377-1379
DATE: 03/16/2004 10:45:05 AM
INST # 2004018242 RCPT# 227284

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

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMPTON HALL CLUB, made this 10TH day of March, 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 Second 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 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 Second 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 10th day of March, 2004.

SIGNED, SEALED AND DELIVERED

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

Brenda Matthews
Shirley G. Eitz

By: Gerrit C. Albert
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.

Brenda Matthews

Sworn to before me this 10th day of

March, 2004

Shirley G. Eitz
Notary Public for South Carolina
My Commission Expires: 11/20/06

Exhibit "A"

All those certain pieces, parcels or lots of land lying and being in Hampton Hall, Beaufort County, South Carolina, being shown and described on the Plat entitled "A Plat of Hampton Hall Phase 2A-1 Lots, Hampton Hall, Beaufort County, South Carolina", said plat being dated October 3, 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 96 at Page 58. 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.

All that certain piece, parcel or lot of land lying and being in Hampton Hall, Beaufort County, South Carolina, being shown and described on the Plat entitled "A Plat of Hampton Hall Phase 2A-2 Lots, Hampton Hall, Beaufort County, South Carolina", said plat being dated October 14, 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 97 at Page 57. 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.