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

THIS SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMPTON HALL CLUB ("Fourth Amendment") made this 15<sup>th</sup> day of August, 2005, by Hampton Hall, LLC, a South Carolina limited liability company ("Declarant").

WITNESSETH:

WHEREAS, the Declarant recorded the Declaration Of Covenants, Conditions And Restrictions For Hampton Hall Club dated March 17, 2003 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1729 at Page 1965, as amended (the "General Covenants"); and

WHEREAS, Declarant reserved the right in Article II, Section 2.02 and in Article XI, Section 11.01 of the General Covenants to unilaterally in its discretion submit additional property to the General Covenants by the recording of a document of record in the Office of the Register of Deeds for Beaufort County, South Carolina describing such additional property and stating the Declarant's intent to submit the additional property to the General Covenants;

WHEREAS, Declarant holds title in fee simple to the certain lands located in the Town of Bluffton, Beaufort County, South Carolina described in Exhibit "A" attached hereto and incorporated herein (hereinafter referred to as the "Property"); and

WHEREAS, the Declarant now wishes to extend the General Covenants and to submit the Property described in Exhibit "A" 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 the benefits, obligations, and affirmative and

negative burdens of the General Covenants, 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 Property as described in Exhibit "A".

- 2. **Ratification.** All terms and conditions of the General Covenants are hereby ratified and confirmed by the Declarant herein and are made applicable to the Property described in Exhibit "A".

IN WITNESS WHEREOF, Declarant has caused these presents to be executed by its duly authorized officer this 15<sup>th</sup> day of August, 2005.

SIGNED, SEALED AND DELIVERED

Hampton Hall, LLC, a South Carolina limited liability company

Eulyn H. Blomquist  
[Signature]

By: [Signature]  
Gerrit C. Albert  
President

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF BEAUFORT            )

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Gerrit C. Albert, President of Hampton Hall, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15<sup>th</sup> day of August, 2005.

[Signature]  
Notary Public for South Carolina

My Commission Expires: 02/02/08  
(SEAL)

**Exhibit "A"**

All those certain pieces, parcels or lots of land lying and being in the Town of Bluffton, Beaufort County, South Carolina as shown on the Plat entitled "A Plat of Hampton Hall Phase 2D Lots, Beaufort County, South Carolina", said plat being dated March 8, 2005, said plat prepared by Thomas & Hutton Engineering Co., Savannah, Georgia, Boyce L. Young, S.C.R.L.S. No. 11079, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 106 at Page 111. For a more detailed description as to the courses, metes and bounds of the above mentioned property, reference is had to the aforementioned plat of record.

ALSO:

All those certain pieces, parcels or lots of land lying and being in the Town of Bluffton, Beaufort County, South Carolina as shown on the plat entitled "A Plat of Hampton Hall Phase 4B Lots, Beaufort County, South Carolina", said plat being dated January 24, 2005, said plat prepared by Thomas & Hutton Engineering Co., Savannah, Georgia, Boyce L. Young, S.C.R.L.S. No. 11079, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 106 at Pages 112-117. For a more detailed description as to the courses, metes and bounds of the above mentioned property, reference is had to the aforementioned plat of record.