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STATE OF SOUTH CAROLINA ) FIRST AMENDMENT TO SUPPLEMENTAL  
COUNTY OF BEAUFORT ) DECLARATION OF COVENANTS AND  
 ) RESTRICTIONS FOR  
 ) COTTAGES AT HAMPTON HALL

THIS FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR COTTAGES AT HAMPTON HALL ("First Amendment") made this 12<sup>th</sup> day of April, 2005, by Hampton Hall, LLC, formerly known as Buckwalter JV, LLC ("Declarant"), a Delaware limited liability company.

WITNESSETH:

WHEREAS, the Declarant subjected certain property located in the Town of Bluffton, Beaufort County, South Carolina to a Supplemental Declaration Of Covenants And Restrictions For Cottages At Hampton Hall dated August 31, 2003 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1846 at Page 1607 (the "Supplemental Declaration"); and

WHEREAS, in Article II, Section 2.6 of the Supplemental Declaration, Declarant reserved the right to unilaterally submit additional lots to the Supplemental Declaration by filing an amendment to the Supplemental Declaration with the Office of the Register of Deeds for Beaufort County, South Carolina which submits such lots to the Supplemental Declaration; and

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 the Property described in Exhibit "A" hereto shall constitute "Additional Property" as defined in the Supplemental Declaration; and

WHEREAS, the Declarant now wishes to extend the Supplemental Declaration and to submit the Property described in Exhibit "A" to the Supplemental Declaration.

NOW, THEREFORE, the Declarant hereby declares:

1. **Supplemental Declaration.** 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 Supplemental Declaration. The Supplemental Declaration and the benefits, obligations, and affirmative and negative burdens of the Supplemental Declaration, 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 Supplemental Declaration are hereby ratified and confirmed by the Declarant and are made applicable to the Property described in Exhibit "A".
3. **Defined Terms.** All terms not specifically defined in this First Amendment shall have the definitions as set forth in the Supplemental Declaration, subject to such

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amendments and changes in said definitions, if any, as are made pursuant to this First Amendment.

4. **Conflict.** Except as amended herein, all provisions of the Supplemental Declaration shall continue in full force and effect. To the extent that there is any ambiguity, conflict, or inconsistency between the provisions of the Supplemental Declaration and this First Amendment, the provisions of this First Amendment shall control.

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to Supplemental Declaration to be duly executed and sealed this 12<sup>th</sup> day of April, 2005.

WITNESSES:

DECLARANT:

HAMPTON HALL, LLC, a Delaware  
Limited Liability Company

Yesenia Diaz  
Paul A. Eibez

By: Gerrit C. Albert  
Gerrit C. Albert, Its President

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF BEAUFORT )

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 12<sup>th</sup> day of April, 2005.

Paul A. Eibez  
Notary Public of South Carolina  
My Commission Expires: 11/20/06

### **Exhibit "A"**

All those certain pieces, parcels or lots of land lying and being in the Town of Bluffton, Beaufort County, South Carolina being Lot C-28, Lot C-29, Lot C-30, Lot C-31, and Lot C-32 as shown on the Plat entitled "A Plat of Hampton Hall Phase 2A-2 Lots, Beaufort County, South Carolina", said plat dated October 14, 2003, 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 97 at Page 57. For a more detailed description as to the courses, metes and bounds of the above mentioned lots, reference is had to the aforementioned plat of record.