

BEAUFORT COUNTY SC- ROD BK 02895 PGS 0817-0818 DATE: 10/05/2009 04:27:25 PM INST # 2009057736 RCPT# 597668

Reference Document: Book 2749 at Page 1490

STATE OF SOUTH CAROLINA)	FIRST AMENDMENT TO
)	DECLARATION OF COVENANTS,
COUNTY OF BEAUFORT)	CONDITIONS AND RESTRICTIONS
	FOR
	CAROLINA ISLES PROPERTY
	OWNERS' ASSOCIATION, INC.

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CAROLINA ISLES PROPERTY OWNERS' ASSOCIATION, INC. ("First Amendment") is made on this 25 day of ________, 2009, by D&T Development Properties, LLC, a South Carolina limited liability company, having an address of 40 Persimmon Street, Suite 105, Bluffton, South Carolina 29910 ("Declarant").

WHEREAS, Declarant recorded that Declaration of Covenants, Conditions and Restrictions for Carolina Isles Property Owners' Association, Inc. in the Office of the Register of Deeds for Beaufort County, South Carolina on July 28, 2008 in Book 2749 at pages 1490-1520 (the "Declaration"); and

WHEREAS, Declarant has the right to submit additional property to the Declaration pursuant to Section 2.2 of the Declaration at any time prior to the Turnover of Declarant Control; and

WHEREAS, the Turnover of Declarant Control as defined in Section 1.20 of the Declaration has not yet occurred; and

WHEREAS, Section 10.4.1 provides that so long as Declarant has the right to subject additional property to the Declaration, Declarant retains the right to unilaterally amend the Declaration for any purpose provided, however, any such amendment shall not materially adversely affect the substantive rights of any lot owner; and

WHEREAS, Declarant desires to amend the Covenants pursuant to its reserved rights as provided hereinafter.

NOW, THEREFORE, the Declarant, by and through its undersigned authorized officer, does hereby amend the Declaration as provided herein:

- 1. Recitals. The above stated recitals are hereby incorporated by reference.
- 2. <u>Amendment of Section 6.13 of the Declaration</u>. Section 6.13 of the Declaration is hereby revoked and restated in its entirety as provided below:

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- 6.13. <u>Parking/Vehicles.</u> No overnight parking (i.e., parking after 2:00 a.m.) shall be allowed on the Common Property road/cul de sac. No boats, boat trailers, camper trailers, recreational vehicles, commercial vehicles, trucks or utility trailers may be maintained on the Property without prior written approval of the ARC, unless garaged at all times. The ARC may set forth parking rules and regulations from time to time as it deems necessary in its sole discretion.
- 3. <u>Ratification of the Declaration</u>. Except as specifically amended in this First Amendment, all terms and conditions of the Declaration are hereby ratified and all defined terms in the Declaration shall have the same meaning when used in this First Amendment.

IN WITNESS WHEREOF, the Declarant herein, hereby executes this First Amendment on the day and year first above written.

WITNESSES:

DECLARANT:

D&T DEVELOPMENT PROPERTIES, LLC a South Carolina limited liability company

By: HSH Developers, LLC a South Carolina limited liability company, Authorized Member

By: Todd S. Hawk, Member

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF BEAUFORT)

I, the undersigned notary, do hereby certify that D & T Development Properties, LLC by Todd S. Hawk as Member of HSH Developers, LLC, Authorized Member of D & T Development Properties, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 25 day of September, 2009

Notary Public of South Carolina

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 5, 2010.

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