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STATE OF SOUTH CAROLINA)	AMENDMENT TO DECLARATION
)	OF COVENANTS, CONDITIONS AND
)	RESTRICTIONS APPLICABLE TO
)	SUNSET PLACE PROPERTY OWNERS
)	ASSOCIATION, INC.
COUNTY OF BEAUFORT)	

Whereas on September 14, 1993, the Property Owners of Sunset Place Subdivision, The Villages of Skull Creek, Garden Homes executed and recorded that certain "Declaration of Covenants, Conditions and Restrictions applicable to Sunset Place Subdivision a resubdivision of lots 3-17, recorded in Plat book 46 at page 91 dated May 20, 1993, and the Sunset Place Property Owner's Association, Inc." which constitute covenants running with certain lands which were recorded in Deed Book 653 on Page 979 and

Whereas the Property Owners" are the owners of the property described in Exhibit "A".

Whereas, Section 12.12 of the aforesaid Covenants, Conditions and Restrictions provide that they may be amended by an instrument signed by "The Property Owners" then entitled and cast three fourths (3/4) of the votes of the Association and

Whereas, "The Property Owners" desire to amend the aforesaid Convenants, Conditions and Restrictions,

Now Therefore, Exhibit B of the aforesaid Covenants, Conditions and Restrictions is hereby amended by adding after 8/23/93 "and replated and recorded in Plat Book 57 at page 14 dated 7/11/94 (an amended copy of which is attached hereto), which will change the zero lot line on lots 14 through 16 and change the floater lot (no zero lot line) from lot 17 to lot 13 and make the zero lot line on lot 17 consistent with lots 14-16.

In witness whereof, I, Edwin W. Rowland, the duly designated attorney in fact for "The Property Owners", has executed this First Amendment to the Covenants, Conditions and Restrictions the 4th day of Sept 1996.

THE PROPERTY OWNERS

Gary Coggin
Witness

BY: Edwin W. Rowland
Edwin W. Rowland
Attorney in Fact

Robb Nichols
Witness

STATE OF SOUTH CAROLINA)
) P R O B A T E
COUNTY OF BEAUFORT)

Personally appeared before me Gary Coggin who states on oath that he saw the within named, Edwin W. Rowland, as his act and deed sign, seal, and deliver the within and foregoing document and does attest the same and that he with Robb Nichols witnessed the execution thereof.

Sworn to before me this 4th day
of Sept. 1996.

Robb Nichols
Notary Public for South Carolina
My Commission expires May 25 2006

Gary Coggin

EXHIBIT A
DESCRIPTION OF EXISTING PROPERTY

ALL that certain piece, parcel or tract of land lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina, and being a portion of the Village of Skull Creek in Hilton Head Plantation and being more particularly shown and described as containing a total area of 3.897 Acres on that certain plat entitled "PLAT OF SUBDIVISION/THE VILLAGES OF SKULL CREEK/ GARDEN HOMES/prepared by Sea Island Engineering, Inc., E.S. Dunham, P.L.S. S.C. 11546 dated August 7, 1987, last revised on August 12, 1987, and recorded in Plat Book 35 at page 7 in the Office of the Registrar of Mesne Conveyance for Beaufort County, South Carolina, and later revised on May 5, 1993, on that certain plat entitled "SUNSET PLACE SUBDIVISION, a resubdivision of lots 3-17, THE VILLAGES OF SKULL CREEK, GARDEN HOMES", Hilton Head Plantation, Hilton Head Island, Beaufort County, South Carolina", and recorded in Plat Book 46, at Page 91, dated May 20, 1993, in the Office of the Registrar of Mesne Conveyance for Beaufort County, South Carolina.

EXHIBIT B
PLAT OF BUILDING GUIDELINES

Providing conformity to Hilton Head Plantation Class "A" Residential Covenants and Restrictions and including Class "C" Declaration of Covenants, Conditions and Restrictions (Zero Lot Line), showing typical building setbacks and privacy wall detail, recorded in Plat Book 57, at page 45, dated 9/11/96, in the Office of the Registrar of Mesne Conveyance for Beaufort County, South Carolina.

2050

Rowland

FILED
JOHN A. SULLIVAN, JR.
R.M.C.
BEAUFORT COUNTY, S.C.

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