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STATE OF SOUTH CAROLINA)
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COUNTY OF BEAUFORT) **FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR OAKVIEW PROPERTY
OWNERS' ASSOCIATION, INC. (PHASE II)**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAKVIEW PROPERTY OWNER'S ASSOCIATION, INC. (the "First Amendment"), is made this 28th day of August, 2001, by OAKVIEW GROUP, LLC, a South Carolina limited liability company (hereinafter referred to as "Declarant"), of Beaufort County, South Carolina.

WITNESSETH:

WHEREAS, the Declarant recorded the "Declaration of Covenants, Conditions and Restrictions for Oakview Property Owners' Association, Inc." (the "Oakview Covenants") in the Beaufort County Records on December 6, 2000 in Book 1360 at Page 1335, and as amended and supplemented from time to time.

WHEREAS, the Declarant desires to further amend the Oakview Covenants as provided herein;

WHEREAS, the Oakview Covenants describe certain property therein which is held, transferred, sold, conveyed, given, donated, leased and occupied subject to said Oakview Covenants;

WHEREAS, in Section 2, Paragraph 2.2, of the Oakview Covenants, Declarant reserves the unrestricted right to submit additional property other than that described in the Oakview Covenants by recording 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 Oakview Covenants;

WHEREAS, the Oakview subdivision is divided into two distinct parts; namely Silver Oak and Sterling Pointe, which terms are both defined within Section 1 of the Oakview Covenants;

WHEREAS, the property submitted to the Oakview Covenants by this First Amendment will be included within the Sterling Pointe section of the Oakview subdivision;

WHEREAS, Paragraph 11.5.1 of the Oakview Covenants provides that the Declarant may unilaterally amend the Oakview Covenants so long as it has the right to add additional property; and

WHEREAS, The Declarant now wishes to extend the Oakview Covenants by submitting the additional properties described herein to the Oakview Covenants.

EXHIBIT "A"

ALL that certain piece, parcel or tract of land situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, containing 31.59 acres, more or less, being known as Oakview Subdivision, and being comprised of the following areas: **Phase I**, containing 18.38 acres, more or less; **Phase II**, containing 10.22 acres, more or less; **Island**, containing 2.83 acres, more or less; **Hammock**, containing 0.12 acres, more or less; and **Hammock**, containing 0.04 acres, more or less. All of the foregoing are more particularly shown and described on a plat entitled "Oakview Subdivision, A Boundary Survey & Subdivision of a 31.59 Acre Parcel, Town of Hilton Head Island, Beaufort County, South Carolina", prepared by T-Square, Forrest L. Baughman, SCRLS #4922, dated May 3, 2001, last revised September 4, 2001, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 80 at Page 94.

The property subject to this First Amendment is a portion of the same property conveyed to the within Declarant by Deed recorded in Deed Book 948 at Page 2507, Beaufort County Records.