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This Instrument Prepared By: McNair Law Firm, P.A. (kmp) 23-B Shelter Cove Lane, Suite 400 Hilton Head Island, SC 29928 (843)785-2171 BEAUFORT COUNTY SC - ROD BK 02294 PGS 0275-0277 FILE NUM 2005110140 12/28/2005 12:17:28 PM REC'D BY V GARVIN RCPT# 386085 RECORDING FEES 8.00

STATE OF SOUTH CAROLINA	)	ASSIGNMENT OF DECLARANT RIGHTS UNDER
	)	THE DECLARATION OF COVENANTS,
COUNTY OF BEAUFORT	)	CONDITIONS AND RESTRICTIONS FOR
	,	OAKVIEW PROPERTY OWNERS'
		ASSOCIATION, INC.

THIS ASSIGNMENT OF DECLARANT RIGHTS UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAKVIEW PROPERTY OWNERS' ASSOCIATION, INC. (the "Assignment") is made this <u>Ib</u> day of December, 2005, by and between OAKVIEW GROUP, LLC, a South Carolina limited liability company ("Assignor"), in favor of OAKVIEW PROPERTY OWNERS' ASSOCIATION, INC., a South Carolina nonprofit corporation ("Assignee").

## WITNESSETH

WHEREAS, on November 27, 2000, Assignor executed that certain Declaration of Covenants, Conditions and Restrictions for Oakview Property Owners' Association, Inc., pertaining to certain land generally known as the Oakview subdivision lying and being on Hilton Head Island, Beaufort County, South Carolina, which declaration was recorded on December 6, 2000, in the Office of the Register of Mesne Conveyance for Beaufort County, South Carolina in Deed Book 1360 at Page 1335 (the "Declaration"); and

WHEREAS, on August 28, 2001, Declarant executed that certain First Amendment of Covenants, Conditions and Restrictions for Oakview Property Owners' Association, Inc. (Phase II) (the "Amendment") which was recorded in Official Record Book 1470 at Page 1705 of the Beaufort County, South Carolina public records; and

WHEREAS, it is the intent of the Assignor to sell, convey, transfer and assign to Assignee, its successors and assigns, all of its right, title, interest, privileges and easements established and reserved unto Assignor as the "Declarant" under the terms and provisions of the Declaration and Amendment.

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NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and

other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor does

hereby assign, transfer, bargain, sell and convey to Assignee, its successors and assigns, all of its right, title,

privileges, interests and easements as the "Declarant" under the terms and conditions of the Declaration and

Amendment. Additionally, Assignee shall be empowered and entitled to exercise all of the rights as the

Declarant under the terms and provisions of the Declaration and Amendment as if those rights, title, privileges

and easements were to be exercised, held and performed by Assignor.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances of the rights

of the Declarant under the terms and provisions of the Declaration and Amendment as assigned and

transferred hereunder belonging or in anywise incident or appertaining thereto.

TO HAVE AND TO HOLD all and singular the rights of the Declarant under the terms and

provisions of the Declaration and Amendment assigned hereunder unto the said Assignee, its successors and

assigns forever.

[Remainder of Page Left Blank Intentionally]

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IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

ASSIGN	ЮR	
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IN THE PRESENCE OF:

OAKVIEW GROUP, LLC

a South Carolina limited liability company

By:

homas C. Jacoby, its Managing Mer

STATE OF SOUTH CAROLINA

Vade Co

PROBATE

COUNTY OF BEAUFORT

I, the undersigned notary, do hereby certify that Thomas C. Jacoby personally appeared before me as Managing Member of Oakview Group, LLC this day and acknowldged the due execution of the foregoing instrument.

SWORN TO before me this <u>16</u> day of December, 2005.

Notab Public in and for the State of South Carolina

My Commission Expires:\_

JOAN M. PICCIONE NOTAPY PUBLIC FOR ROUTH ORROUMA

MY CUMMISSION CXP. RES. MAY 30, 2006

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