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WHEREAS, the attached First Amendment to the Chinaberry Ridge Declaration of Covenants, Restrictions and Limitations was executed September 9, 1996 and recorded in the Beaufort County RMC Office on September 10, 1996 in Official Record Book 886 at Page 1094; and

WHEREAS, Exhibit "A" to the First Amendment to the Chinaberry Ridge Declaration of Covenants, Restrictions and Limitations contained a scrivener's error; and

WHEREAS, said scrivener's error has now been corrected and the Declarant is hereby re-recording the First Amendment to the Chinaberry Ridge Declaration of Covenants, Restrictions and Limitations in its corrected form.

rmf:kdw:sf2:scrivener cov page

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STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)
FIRST AMENDMENT TO THE
CHINABERRY RIDGE DECLARATION OF
COVENANTS, RESTRICTIONS AND
LIMITATIONS

THIS FIRST AMENDMENT TO THE CHINABERRY RIDGE DECLARATION OF COVENANTS, RESTRICTIONS AND LIMITATIONS ("First Amendment") is made and executed to be effective this 9th day of September, 1996, by Summerfield Land, L.P., a South Carolina Limited Partnership ("Declarant").

WITNESSETH:

WHEREAS, the Declarant holds title and fee simple to certain lands described in Exhibit "A" attached hereto and incorporated herein ("Property"); and

WHEREAS, the Declarant recorded the Chinaberry Ridge Declaration Of Covenants, Restrictions And Limitations and Provisions for Membership in Chinaberry Ridge Owners' Association, Inc. ("Covenants") running with certain lands of Declarant on Hilton Head Island, Beaufort County, South Carolina in the in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, on May 4, 1995 in Official Record Book 775 at Page 1518, et seq., as may be supplemented and amended from time to time; and

WHEREAS, the Covenants provide that certain property described therein shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Covenants; and

WHEREAS, in Article I, Section 1.2 of the Covenants, Declarant reserved the unrestricted right to submit additional property to the Covenants in addition to that property described in Article I, Section 1.1 and in Exhibit "A-1" to the Covenants, by the recording of a document of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, such document describing the additional property and stating the Declarant's intent to submit the additional property to the Covenants; and

WHEREAS, the Declarant now wishes to extend the Covenants by submitting the Property described herein to the Covenants as more set forth below.

NOW, THEREFORE, the Declarant hereby declares:

1. **Covenants Application to Property:** The Property described in Exhibit "A" attached hereto and incorporated herein by this reference shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used, subject to the Covenants. The Covenants, together with this First Amendment, the benefit of the Covenants and this First Amendment, the affirmative and negative

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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 described in Exhibit "A". The bylaws of the Chinaberry Ridge Owners' Association, Inc., which are attached as Exhibit "B" to the Covenants are likewise made applicable to the Property described in Exhibit "A".

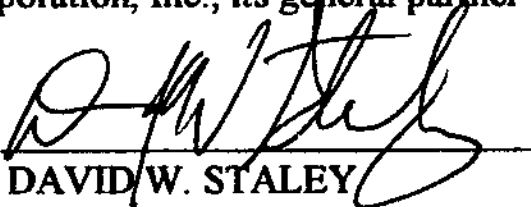
2. **Ratification:** All the terms and conditions of the Covenants are hereby ratified and confirmed by the Declarant herein and are made applicable to the Property described in Exhibit "A".

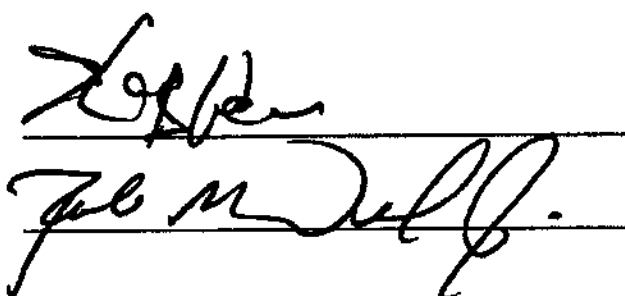
IN WITNESS WHEREOF, Summerfield Land, L.P. has executed this First Amendment to the Chinaberry Ridge Declaration Of Covenants, Restrictions And Limitations on the date and year first written above.

**SIGNED AND DELIVERED
IN THE PRESENCE OF:**

SUMMERFIELD LAND, L.P.

By: Summerfield Land Development Corporation, Inc., its general partner

By: 
DAVID W. STALEY
President




STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, the undersigned notary, do hereby certify that David W. Staley, President of Summerfield Land Development Corporation, Inc., general partner of Summerfield Land, L.P., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9th day of September, 1996.


Notary Public for South Carolina
My Commission Expires: Nov. 2, 2002

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EXHIBIT "A"

Property

All those certain pieces, parcels or lots of land lying and being on Hilton Head Island, Beaufort County, South Carolina, containing 19.72 acres, more or less, and shown and described as Chinaberry Drive, Monticello Drive, active recreational open space "D", active recreational open space "E", active recreational open space "F", active recreational open space "J", active recreational open space "M", active recreational open space "N", common open space "G", common open space "H", common open space "I", common open space "K", common open space "L", wetland "B-II", wetland "G-2", lots 30 through * , inclusive, all of which are more particularly shown and described on the plat entitled "A Subdivision Plat of Chinaberry Ridge Phase II, A Section of the Gumtree Road Area, Hilton Head Island, Beaufort County, South Carolina" dated August 22, 1996, prepared by Coastal Surveying Company, Inc. and certified to by Jack Jones, S.C.R.L.S. #13852, which plat has been recorded in the Beaufort County RMC Office in Plat Book 57 at Page 141.

rmk:kdw:af2:1" amendment

*51, 53 through 62, 92, 93, 100, 102, 104, 106, 108, 110, 112, and 113 through 119

FILED *BJS 6482*
JOHN A. SULLIVAN, JR.
R.M.C.
BEAUFORT COUNTY, S.C. */ML*
96 DEC 13 AM 9:45
BK 907 PG 279
FOLDER #

FILED *BAM 6002*
JOHN A. SULLIVAN, JR.
R.M.C.
BEAUFORT COUNTY, S.C. */ML*
96 SEP 10 AM 10:38
BK 886 PG 1094
FOLDER # *(5)*

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