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SECOND AMENDMENT TO DECLARATION OF COVENANTS OF CHINABERRY RIDGE OWNERS' ASSOCIATION, INC.

WITNESSETH

WHEREAS, Summerfield Land, Limited Partnership (hereinafter "Summerfield") was the owner of certain lands on Hilton Head Island, Beaufort County, South Carolina which have been improved and subdivided into lots; and

WHEREAS, Summerfield, prior to conveying any of the subdivided lots, published on May 1, 1995 that certain "Declaration of Covenants, Restrictions and Limitations and Provisions for Membership in Chinaberry Ridge Owners' Association, Inc. (hereinafter "Covenants") and the same was recorded on May 4, 1995 in Book 775 at Page 1518 in the Beaufort County records; and

WHEREAS, the Declaration of Covenants of Chinaberry Ridge Property Owners'
Association was first amended by document dated September 9, 1996 and recorded September
10, 1996 in the Beaufort County records in Book 886 at Page 1094 and rerecorded December 13,
1996 in Book 907 at Page 2277; and

WHEREAS, at a duly called special meeting held on December 11, 2004 the members voted by a sufficient majority to further amend the Declaration of Covenants.

NOW THEREFORE, in accordance with Article VII of the Declaration of Covenants, the existing Section 2.1 is deleted and a new Section 2.1 is substituted therefor as follows:

Section 2.1: Use of Property. The Association does hereby declare that the Property which is the subject of this Declaration shall be utilized for residential purposes and all commercial activities upon or within said Property are hereby prohibited. Residential use is further defined to limit use to single family purposes which means one or more persons related by blood, adoption, or marriage, living and working together as a single housekeeping unit or,

BEAUFORT COUNTY SC- ROD BK 02137 PGS 0499-0500 DATE: 04/26/2005 12:52:04 PM: INST # 2005031365 RCPT# 326071 alternatively, a number of persons, but not exceeding two (2), living and working together as a single housekeeping unit though not related by blood, adoption, or marriage. The total occupancy of any unit shall not exceed two (2) persons per bedroom plus one (1) additional person. Bedroom means only those rooms as originally intended for such purposes as shown on the plans and specifications as approved for construction of the unit. The Association further acknowledges that it may propose additional restrictions or modifications to further define the scope of this general use condition. The allowance or approval of a proposed use under this Section shall not be interpreted as a representation that such use complies with any applicable governmental zoning and/or land use regulation. Such regulations may apply further use restrictions in addition to the above.

IN WITNESS WHEREOF, Chinaberry Ridge Property Owners' Association, by
Lavia Ann Brunka, its duly elected secretary subscribes this amendment the date
first above written.
Chinaberry Ridge Property Owners' Association Stephant Ama Chev By: Xaria an Trumby Its Secretary Notary
STATE OF SOUTH CAROLINA) PROBATE COUNTY OF BEAUFORT)
PERSONALLY appeared before me the undersigned witness who, being duly sworn, deposed
and said that s/he saw the within Love Ann Bruby, Secretary of Chinaberry Ridge
Property Owners' Association., sign, seal and deliver the foregoing Second Amendment to the
Covenants of Chinaberry Ridge Property Owners' Association, and that s/he, together with the other
witness, witnessed the execution thereof. Witness
Sworn to and subscribed before me this 13th day of April , 2005.

Notary Public for South Carolina

My Commission Expires April 5, 2008

My Commission Expires: