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STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

**THIRD AMENDMENT TO THE
CHINABERRY RIDGE DECLARATION OF
COVENANTS, RESTRICTIONS AND
LIMITATIONS**

THIS THIRD AMENDMENT TO THE CHINABERRY RIDGE DECLARATION OF COVENANTS, RESTRICTIONS AND LIMITATIONS ("Third Amendment") is made and executed to be effective this 7th day of March, 2000, 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 Deeds for Beaufort County, South Carolina, on May 4, 1995 in Official Record Book 775 at Page 1518, et seq., as amended in the First Amendment to the Chinaberry Ridge Declaration of Covenants, Restrictions and Limitations which was recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, on September 10, 1996 in Official Record Book 886 at Page 1094 and re-recorded in Official Record Book 907 at Page 2279, and the Second Amendment to the Chinaberry Ridge Declaration of Covenants, Restrictions and Limitations which was recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, on March 18, 1999 in Official Record Book 1148 at Page 1863, 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 Deeds 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, as amended. The Covenants, together with this Third Amendment, the benefit of the Covenants and this Third Amendment, the affirmative and

negative burdens of the Covenants in this Third Amendment, whether pertaining to things, benefits, and/or 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 Third 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 1st day of March, 2000.


Notary Public for South Carolina
My Commission Expires: 1/29/2008

EXHIBIT "A"**Property**

ALL those certain pieces, parcels or lots of land lying and being on Hilton Head Island, Beaufort County, South Carolina shown and described as "50' R/W" and being known as Chinaberry Drive, "Wetland 'A', 0.49 Acres" and "Wetland 'B', 0.51 Acres", all of which are more particularly shown and described on the plat entitled "A Subdivision Plat of Chinaberry Ridge, A Section of the Gumtree Road Area, Hilton Head Island, Beaufort County, South Carolina" dated August 26, 1994, last revised April 26, 1995, prepared by Coastal Surveying Company, Inc. and certified to by Michael R. Dunigan, S.C.R.L.S. #11905, which plat has been recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 155.

AND ALSO all that certain piece, parcel or lot of land lying and being on Hilton Head Island, Beaufort County, South Carolina, containing 2.13 acres, more or less, and shown and described as "Wetland 'E'", which is more particularly shown and described on the plat entitled "A Subdivision Plat of Chinaberry Ridge Phase III, A Section of Chinaberry Ridge Subdivision, Hilton Head Island, Beaufort County, South Carolina" dated July 28, 1998, prepared by Surveying Consultants and certified to by Terry G. Hatchell, S.C.R.L.S. #11059, which plat has been recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 67 at Page 93.

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FILED
JOHN A. SULLIVAN, JR.
F.M.C.
SEAFORTH COUNTY, S.C.

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