

3
Toamp
Novit
(escrow)

NLS
TJZ



BEAUFORT COUNTY SC - ROD
BK 3656 Pgs 732-734
FILE NUM 2018016973
04/03/2018 01:29:01 PM
REC'D BY kposton RCPT# 885587
RECORDING FEES \$10.00

STATE OF SOUTH CAROLINA)
)
) **THIRD AMENDMENT TO DECLARATION**
) **OF COVENANTS AND PROVISIONS FOR**
) **MEMBERSHIP IN SALT CREEK LANDING**
COUNTY OF BEAUFORT) **PROPERTY OWNERS' ASSOCIATION, INC.**

THIS Third Amendment to Declaration of Covenants and Provisions for Membership in Salt Creek Landing Property Owners' Association, Inc. (the "Amendment") is made effective the 27 day of March, 2018, by K. Hovnanian Homes at Salt Creek Landing, LLC a limited liability company organized and existing under and by the laws of the State of South Carolina, its successors and assigns (hereinafter referred to as "Declarant").

WITNESSETH

WHEREAS, the Declarant recorded that certain Declaration of Covenants and Provisions for Membership in Salt Creek Landing Property Owners' Association, Inc. in the Office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 3537 at Page 52 on December 13, 2016, as amended by that first amendment thereto recorded in Book 3546 at Page 2920 on January 23, 2017, and that second amendment thereto recorded in Book 3648 at Page 2182 on March 5, 2018 (hereafter the "Declaration"); and

WHEREAS, pursuant to Article II, Section 2.2 and Article XI, Section 11.1 of the Declaration, respectively, the Declarant reserved to itself, its successors and assigns, the right to submit additional property to the Declaration, and the unilateral right to amend the Declaration until the end of the Declarant Control Period for any purpose whatsoever, provided the voting power of existing owners is not diluted; and

WHEREAS, the Declarant Control Period has not expired; and

WHEREAS, the Declarant now desires to further amend the Declaration as herein provided for the sole and limited purpose of submitting certain contiguous property, being the Salt Creek Landing Phase 2A property, to Declaration.

NOW, THEREFORE, the Declarant does hereby amend the Declaration as herein provided.

1. Exhibit A. Property Description. The description of the Property contained at Exhibit "A" of the Declaration is amended to add the below described property (the "Phase 2A Property"):

PHASE 2A

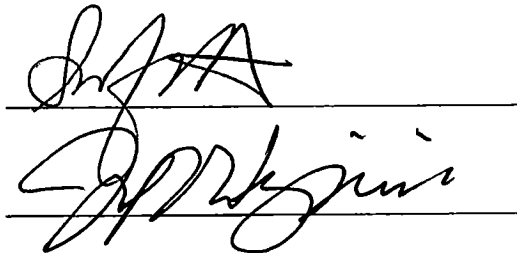
ALL those certain pieces, parcels, lots, or tract of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina containing 4.822 acres, more or less, as shown on that certain plat entitled “**A SUBDIVISION OF SALT CREEK LANDING, PHASE 2A, A PORTION OF THE OLD HOUSE CREEK AREA**” dated/ revised September 25, 2017, prepared by Coastal Surveying Co., Inc. by Michael R. Duncan, SCRLS No.: 11905 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 147 at Page 180 on October 30, 2017.

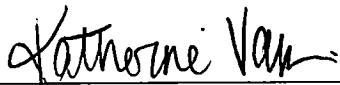
2. By execution hereof, the Declarant does hereby submit the Phase 2A Property to the Declaration which is and shall be held, transferred, sold, conveyed, given donated, leased and occupied subject to the covenants, conditions, restrictions and easement of the Declaration.
3. Capitalized terms not herein defined shall have the same meaning as assigned in the Declaration
4. All other provisions of the Declaration, as amended, shall remain in full force and effect and are hereby ratified by the Declarant.

IN WITNESS WHEREOF, Declarant has set its hand and seal hereunto effective as of the date and year first above written.

WITNESSES:

**K. HOVNIANIAN HOMES AT SALT
CREEK LANDING, LLC,
a South Carolina limited liability company**



By: 

Katherine Varin
Its: Area President

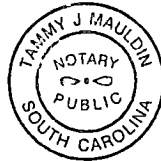
STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Katherine Varin, as area president of K. Hovnanian Homes at Salt Creek Landing, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the 27 day of March, 2018.

Tammy J. Mauldin (SEAL)
Notary Public for South Carolina
My Commission Expires: 09/13/2023



Tammy J Mauldin
NOTARY PUBLIC
State of South Carolina
My Commission Expires
September 13, 2023