

302  
10  
NAS  
3/6/05

NLS  
1/1



BEAUFORT COUNTY SC - ROD  
BK 3546 Pgs 2920-2922  
FILE NUM 2017003519  
01/23/2017 02:11:48 PM  
REC'D BY oevans RCPT# 837112  
RECORDING FEES \$10.00

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

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND PROVISIONS FOR MEMBERSHIP IN SALT CREEK LANDING PROPERTY OWNERS' ASSOCIATION, INC., is made this 20 day of January, 2017.

WITNESSETH

WHEREAS, 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**") 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 (the "**Declaration**"); and

WHEREAS, the Declarant pursuant to Section 11.1 of Article XI of the Declaration reserved to itself, its successors and assigns, the right to amend the Declaration or any portion thereof, on its own motion, until the end of the Declarant Control Period, for any purpose whatsoever, provided the voting power of existing owners is not diluted; and

WHEREAS, as of the date hereof, the Declarant Control Period, as defined in the Declaration, has not expired; and

WHEREAS, the Declarant, by this instrument, desires to amend the Declaration as hereinafter provided.

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

1. Section 7.3 (b), (c), (d) and (e) are amended and restated as follows:

"(b) For the calendar year 2017, the POA annual assessment shall be \$0.00 per Owner per annum;

- (c) For the calendar year 2018, the POA annual assessment shall be \$1,000.00 per Owner per annum;
  - (d) For the calendar year 2019, the POA annual assessment shall be \$1,150.00 per Owner per annum; and
  - (e) For the calendar year 2020 and subsequent years thereafter, the POA annual assessment shall be \$1,300.00 per Owner per annum unless the budget established by the Declarant or the POA, if the Declarant Control Period has expired, shall require an increase or decrease in the annual assessment."
2. The effective date of the amendment set forth herein shall be January 1, 2017.
  3. The within amendment does not dilute the voting power of existing members of the POA.
  4. All capitalized terms herein contained shall have the same meaning as set forth in the Declaration unless otherwise stated.
  5. Except as herein provided, all other provisions of the Declaration, as amended, shall remain in full force and effect and are hereby ratified and restated by the Declarant.

**[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]**

