

BEAUFORT COUNTY SC - ROD BK 02326 PGS 0700-0703 FILE NUM 2006015860 02/27/2006 10:56:18 AM REC'D BY A WILLIAMS RCPT# 399097 RECORDING FEES 10:00

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STATE OF SOUTH CAROLINA)	
)	MODIFICATION OF RESTRICTIONS
COUNTY OF BEAUFORT)	

WHEREAS, Andrew B. Cooke, Melissa W. Cooke, Thomas R. McGuigan and Nancy McGuigan acquired title to the property identified on Exhibit "A" attached hereto, generally consisting of 0.456 acres off Cordillo Parkway, Hilton Head Island, Beaufort County, South Carolina (hereinafter referred to as "Property") by deed of Margaret K. Hoffmeier recorded in the Beaufort County Register of Deeds Office in Official Record Book 2100 at Page 2308; and

WHEREAS, a deed was recorded in 1976 regarding the Property in the Beaufort County records in Deed Book 239 at Page 195 and recorded in Book 332 at Page 393 which contained a restriction stating, "Said property may be used only as a site for office, warehouse, and repair facilities for an automobile repair business" ("Restriction"); and

WHEREAS, the Restriction was modified by deed recorded in 1981 in Deed Book 336 at Page 1444 to state, "Said property may be used only as a site for office, warehouse, or light repair facilities, provided, however, upon the expiration of five (5) years from the date hereon, use of the property shall be limited to a site for an office or professional building, including a studio, and all other uses shall be terminated" ("Modified Restriction"); and

WHEREAS, Andrew B. Cooke, Melissa W. Cooke, Thomas R. McGuigan and Nancy McGuigan own the Property, and they and the parties executing this Modification of Restrictions wish to modify the Restriction and Modified Restriction of record.

NOW, THEREFORE, know all persons that by these presents that the undersigned, being the fee simple owners of the Property and the adjacent property owners hereby declare the following:

The Restriction and Modified Restriction are hereby revised to state: The Property may be used for residential purposes which comply with all applicable zoning laws.

IN WITNESS WHEREOF, the under effective	rsigned have executed this Modification of Restriction
Hatricia Arrablas. Jeanne Thom Jon	THE SEA CABIN HORIZONTAL PROPERTY REGIME COUNCIL OF CO-OWNERS, INC. By Debra L. Cuzts Its: President- Cardillo Cabanas Hod
STATE OF SOUTH CAROLINA COUNTY OF BEAUFORT) ACKNOWLEDGMENT)
authorized officer of The Sea Cabin Ho	do certify that
Wi	tness my official seal this the Bth day of November, 2004.
	Stephani A. White
	Notary Public for South Carolina
	My Commission Expires: October 22, 2007

IN WITNESS WHEREOF, the uneffective Abreade 19, 2004.	ndersigned have executed this Modification of Restrictions
WITNESS	SEA PINES RESORT COMPANY, EXC.
Marion Logan	By: Michael Lawrence Its: President
STATE OF SOUTH CAROLINA) ACWNOWLEDCMENT
COUNTY OF BEAUFORT) ACKNOWLEDGMENT)
I, the undersigned Notary Pub Resort personally appeared before me instrument.	olic do certify that Michael Lawrence, President of Sea Pines this day and acknowledged the due execution of the foregoing
- Company, INC.	Witness my official seal this the 19th day of November, 2004.
•	Marion Logan
	Notary Public for South Carolina My Commission Expires: My Commission Expires:
	March 12, 2014

WITNESS

ANDREW B. COOKE

ANDREW B. COOKE

MELISSA B. COOKE

THOMAS R. McGUIGAN

MANCY McGUIGAN

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

ACKNOWLEDGMENT

I, the undersigned Notary Public do certify that Andrew B. Cooke and Melissa W. Cooke, and Thomas R. McGuigan and Nancy McGuigan by Melissa W. Cooke as their Attorney in Fact, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this the 24th day of February, 2006.

Notary Public for South Carolina

My Commission Expires: 12/15/15

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