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STATE OF SOUTH CAROLINA)	FIRST AMENDMENT TO DECLARATION
)	OF COVENANTS AND PROVISIONS FOR
)	MEMBERSHIP IN CROSSWINDS
COUNTY OF BEAUFORT)	PROPERTY OWNERS ASSOCIATION

March THIS FIRST AMENDMENT TO DECLARATION, is made this 10th day of March, 2000, by **B&A Crosswinds, 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 Crosswinds Property Owners Association, Inc. dated April 19, 1999 in the office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 1163 at Page 2062 (the "Declaration"); and

WHEREAS, the Declaration imposes certain covenants and restrictions on the property described in Article II of the Declaration (the "Property") and procedures for the establishment of Crosswinds Property Owners' Association, Inc., a non-profit corporation, whose members are owners of residential lots within the Property (the "POA");

WHEREAS, the Declarant at Article XII of the Declaration reserves to itself, its successors and assigns, the right to amend the Declaration or any portion of the Declaration for any purpose whatsoever, during the initial five (5) year period from the date of the Declaration, provided, however, that the voting power of existing Owners is not diluted by such amendment;

WHEREAS, the Declarant now desires to amend the Declaration as herein provided for the sole and limited purpose of adding certain environmental protections for the Property; and

WHEREAS, the within amendment shall not effect the voting power of the Owners as provided in the Declaration.

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

1. Articles IV. Environmental Controls, is amended to add the following subparagraph 4.5:

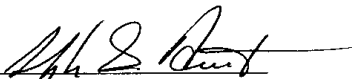
"4.5 Mitigation Wetlands. No filling, grading, mowing, or other disturbance of any kind whatsoever shall be permitted in any area within the property designated as "mitigation wetlands" by the Declarant or any applicable governmental authority".

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2. All other provisions of the Declaration shall remain in full force and effect and are hereby ratified and restated.

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


**B & A Crosswinds, LLC,
a South Carolina limited liability company**

BY: 
Stephen G. Anthony
Its: Manager


STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

PERSONALLY appeared before me Charles A. Scaraminich, who on oath, says that s/he saw the within named **B & A Crosswinds, LLC**, a South Carolina limited liability company by **Stephen G. Anthony**, its Manager, sign, seal and deliver the within written document and witnessed the execution thereof.


(Non Notary Witness)

SWORN to before me this
10 day of March, 2000


Notary Public for South Carolina
My Commission expires: 7/28/2001

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