S. Bind

STATE OF SOUTH CAROLINA ) FIRST SUPPLEMENTAL DECLARATION

COUNTY OF BEAUFORT

) OF COVENANTS, CONDITIONS AND ) RESTRICTIONS FOR SANDY POINTE

AND PROVISIONS FOR SANDY POINTE

HOMEOWNERS' ASSOCIATION, INC.

THIS FIRST SUPPLEMENTAL DECLARATION OF Covenants, Conditions and Restrictions for Sandy Pointe and Provisions for Sandy Pointe Homeowners' Association, Inc. made this 22nd day of April 2003, by Craftbuilt Homes, LLC ("Declarant"), a South Carolina Limited Liability Company.

## WITNESSETH:

WHEREAS, Declarant holds title in fee simple to the certain lands (hereinafter referred to as the "Property") described in Exhibit "A" attached to this First Supplemental Declaration of Covenants, Conditions and Restrictions for Sandy Pointe and Provisions for Sandy Pointe Homeowners' Association, Inc.; and

WHEREAS, the Property is located within Beaufort County, South Carolina, known as Sandy Pointe, which is a planned unit development. Sandy Pointe is subject to certain restrictions, conditions, covenants, etc., all as contained in the RMC Office for Beaufort County, South Carolina in Deed Book 1545 at Page 2281 (the "General Covenants"); and

WHEREAS, the General Covenants are applicable to all property at Sandy Pointe, Beaufort County, South Carolina, including the within property; and

WHEREAS, Article I, Section 1.1 of the General Covenants, Declarant reserves the unrestricted right to submit additional property other than that described in the General Covenants by the recording of a document of record in the Office of the Beaufort County Records, Beaufort County, South Carolina describing such additional property and stating the Declarant's intent to submit the additional property to the General Covenants;

WHEREAS, the Declarant now wishes to submit the additional property described herein to the General Covenants.

NOW, THEREFORE, the Declarant hereby declares:

Covenants. That the property described in Exhibit "A" attached 1. hereto and by this reference incorporated herein shall be held, transferred, sold, devised, assigned, conveyed, given, held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the General Covenants. The General Covenants and benefit of the First Supplemental Declaration of Covenants,

> BEAUFORT COUNTY SC- ROD BK 01750 P 2128 IN 2003031529 DATE: 04/24/2003 10:49:50 AM REC BY S FSMITH RCPT# 141412



Conditions and Restrictions for Sandy Pointe, and Provisions for Sandy Pointe Homeowners' Association, Inc., whether pertaining to things, benefits and 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 real property as described in Exhibit "A".

2. Ratification. All terms and conditions of this First Supplemental Declaration of Covenants, Conditions and Restrictions for Sandy Pointe, and Provisions for Sandy Pointe Homeowners' Association, Inc. referenced above are hereby ratified and confirmed by the Declarant herein and are made applicable to the property described in Exhibit "A".

IN WITNESS WHEREOF, Craftbuilt Homes, LLC a South Carolina Limited Liability Company, has caused these presents to be executed by their duly authorized officers this 22 LL day of April, 2003.

SIGNED, SEALED AND DELIVERED

CRAFTBUILT HOMES, LLC, A South Carolina Limited Liability Company

John Caradmone

Managing Member

Bv:

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STATE OF SOUTH CAROLINA )
PROBATE
COUNTY OF BEAUFORT )

PERSONALLY appeared before me the undersigned witness who, on oath, says that she/he saw the within named J. John Cardamone, Managing Member of Craftbuilt Homes, LLC, a South Carolina Limited Liability Company, sign the within document and seal said document, and, as its act and deed, deliver the same, and that he with the other witness subscribing above witnessed the execution thereof.

Sworn to before me this d

Notary Public for South Carolina

My Commission Expires:

April, 2003.

## Exhibit "A"

All that certain piece, parcel or tract of land lying and being in Beaufort County, South Carolina shown and described as "Parcel B, 682,913 SF, 15.68 Acres" on a Plat entitled "Boundary Survey of 49.85 Acres Shown as Parcels A & B on the Lands of Doug Robertson at the End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, P.L.S. No. 16122; said Plat being dated June 9, 2001 and last revised September 29, 2001 and having been recorded in the Beaufort County Land Records in Plat Book 82 at Page 179 (the "Plat").