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STATE OF SOUTH CAROLINA
18621

COUNTY OF BEAUFORT

) SUPPLEMENT NO. 1 TO
) DECLARATION OF COVENANTS,
) CONDITIONS AND RESTRICTIONS
) HERITAGE LAKES

This Supplement No. 1 to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes is made this 10th day of May, 1996 by VTWS Associates, a South Carolina joint venture, its successors and assigns (the "Declarant").

WHEREAS, Declarant is the owner of that certain tract of land located in Beaufort County, South Carolina, and being more particularly described on the attached EXHIBIT "A" (the "Property"), and the Declarant desires to subject the Property to provisions of this Declaration.

WHEREAS, it is the intent of the Declarant to construct and develop a single-family residential subdivision within the Property, and it is the further intent of the Declarant to provide for a method of administration and maintenance of the Property; and

WHEREAS, the Declarant has recorded in the RMC Office for Beaufort County, South Carolina in ORB 773 at Page 1028 the Declaration of Covenants, Conditions and Restrictions for Heritage Lakes ("Declaration"); and

WHEREAS, as provided in Article III of the Declaration, ".....Declarant, its successors and assigns, shall have the right, without the consent of the Association, to bring within the plan of development and operation of this Declaration, additional properties in future stages of the development....."; and

WHEREAS, in accordance with said Article III, Declarant now intends to subject the Property to the Declaration;

NOW, THEREFORE, for the purpose of enhancing and protecting the value, attractiveness and desirability of the Property, the Declarant hereby declares that the Property and each part thereof shall be held, sold, devised and conveyed subject to the Declaration which shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in said Property or any part thereof, their heirs, executors, administrators, successors and assigns and shall inure to the benefit of each Owner (as defined in the Declaration) thereof.

IN WITNESS WHEREOF, Declarant has caused these presents to be executed the day and year first above written.

WITNESSES:

[Signature]
Susan H. Blunt

VTWS Associates
By: Trasen SC, Inc.

By: [Signature]

By: Heritage Lakes Limited Partnership
By: Heritage Lakes Development Corp.

By: [Signature]

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

)
) PROBATE
)

PERSONALLY appeared before me the above witness who, on oath, says that (s)he saw the within named VTWS Associates by its proper officials, sign, seal, and as his act and deed, deliver the within documents, and that (s)he with the other witness witnessed the execution thereof.

[Signature]

Sworn to before me this 10th
day of May, 1996
Susan H. Blunt (SEAL)
Notary Public for South Carolina
My Commission Expires: 5/17/04

Exhibit "A"

ALL those certain pieces, parcels or lots of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, more particularly described as Lots 32-45 and Lots 49-80 Heritage Lakes Subdivision, Phase II. Said property having dimensions, metes and bounds as shown on the Plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS #4922, dated September 12, 1995, entitled "A Subdivision of Phase II, A Portion of Parcel 3A", and recorded in the Office of the Register of Mesne Conveyance for Beaufort County, South Carolina, in Plat Book 56 at Page 85.

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JOHN A. SULLIVAN - RMC
BEAUFORT COUNTY, S.C. */MLL*
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