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Bluffton, South Carolina 29910

Please cross-reference to:

Declaration recorded in Book 1804, at Page 1749

STATE OF SOUTH CAROLINA     )   SECOND AMENDMENT TO THE BLUFFTON PARK  
   )   COMMUNITY COVENANT AND ASSIGNMENT OF  
COUNTY OF BEAUFORT         )                 DECLARANT'S RIGHTS

THIS SECOND AMENDMENT TO THE BLUFFTON PARK COMMUNITY COVENANT AND ASSIGNMENT OF DECLARANT'S RIGHTS (this "Second Amendment and Assignment") is made this 15 day of August, 2012, by the Quinnco-D'Amico Shults, LLC, a South Carolina limited liability company (the "Declarant").

WITNESSETH:

WHEREAS, Declarant caused that certain Community Covenant for Bluffton Park to be recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1453, at Page 883 (the "Original Covenant"); which Original Covenant has been amended and supplemented as follows:

First Amendment to Bluffton Park Community Covenant recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1551, at Page 215 (the "First Amendment"); and

First Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1607, at Page 1115 (the "First Supplement"); and

Second Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1669, at Page 2033 (the "Second Supplement"); and

Third Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1688, at Page 1821 (the "Third Supplement"); and

Fourth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1709, at Page 116 (the "Fourth Supplement"); and

Fifth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1732, at Page 1189 (the "Fifth Supplement"); and

Sixth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1763, at Page 116 (the "Sixth Supplement"); and

Seventh Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1928, at Page 629 (the "Seventh Supplement"); and

Eighth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1988, at Page 794 (the "Eighth Supplement"); and

Ninth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2050, at Page 1183 (the "Ninth Supplement"); and

Tenth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2095, at Page 2027 (the "Tenth Supplement"); and

Eleventh Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2098, at Page 305 (the "Eleventh Supplement"); and

Corrective Seventh Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2106, at Page 1905 (the "Corrective Seventh Supplement"); and

Twelfth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2166, at Page 1079 (the "Twelfth Supplement"); and

Thirteenth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2194, at Page 1249 (the "Thirteenth Supplement"); and

Fourteenth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2218, at Page 1806 (the "Fourteenth Supplement"); and

Fifteenth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2293, at Page 2551 (the "Fifteenth Supplement"); and

Sixteenth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2304, at Page 898 (the "Sixteenth Supplement"); and

Seventeenth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2315, at Page 2100 (the "Seventeenth Supplement"); and

Eighteenth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2359, at Page 1232 (the "Eighteenth Supplement"); and

Nineteenth Supplemental Declaration to Community Covenant for Bluffton Park recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 2523, at Page 2363 (the "Nineteenth Supplement"); and

Said Original Covenant, First Amendment, First Supplement, Second Supplement, Third Supplement, Fourth Supplement, Fifth Supplement, Sixth Supplement, Seventh Supplement, Eighth Supplement, Ninth Supplement, Tenth Supplement, Eleventh Supplement, Corrective Seventh Supplement, Twelfth Supplement, Thirteenth Supplement, Fourteenth Supplement, Fifteenth Supplement, Sixteenth Supplement, Seventeenth Supplement, Eighteenth Supplement, Nineteenth Supplement, this Second Amendment and Assignment, and any future amendments or supplements thereto are collectively referred to herein as the "Covenant"; and

WHEREAS, pursuant to the terms of Section 7.3(a) of the Covenant, Section 4.3 of the By-Laws of Bluffton Park Community Council, Inc., as the same are recorded in the Covenant (the "By-Laws"), the Declarant is currently authorized to unilaterally amend the Covenant at any time and from time to time; and

WHEREAS, the Declarant now desires to amend the Covenant to remove a portion of the Property encumbered by the Covenant and to amend and restate Exhibit "A" of the Covenant, all as more particularly stated below (the "Amendment"); and

WHEREAS, subsequent to such Amendment, the Declarant desires to assign all of its rights, powers, and interest as Declarant under the Covenant to that certain entity known as the Bluffton Park Community Association, Inc., a South Carolina non-profit corporation (the "Assignment").

NOW, THEREFORE, for and in consideration of the premises herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declarant, hereby declares and agrees that the real property previously submitted to the Declaration, is and shall be held, transferred, sold and conveyed and/or otherwise occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth and as already set forth in the Declaration, as hereby amended and as may be further amended and supplemented, as follows:

1. Recitals and Definitions. The above recitals, by reference hereto, are incorporated herein as fully as if fully restated verbatim herein and are a material part of this Second Amendment and Assignment. Any capitalized term used but not defined herein shall have the meaning ascribed to it in the Declaration.
2. Amendment to Exhibit "A". Exhibit "A" of the Covenant is hereby amended and restated as follows: (bold italics added solely to highlight amended text)

#### **EXHIBIT "A"**

##### **Land Initially Submitted**

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS A1 THROUGH AND INCLUDING A9, B1 THROUGH AND INCLUDING B7, C1 THROUGH AND INCLUDING C7, D7 AND D8", as more fully shown on the plat of survey prepared by Connor and Associates, Inc., Donald R. Cook, Jr., SCRLS No. 19010, entitled "A SUBDIVISION PLAT OF 3.85 ACRES – TRACT B-1, PHASE 1, LOTS A1-A9, B1-B7, C1-C7, D7 AND D8, A PORTION OF A 591.16 ACRE TRACT KNOWN AS THE GEORGE E. SHULTS TRACT", which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 81, at Page 157.*

##### **Additional Land Submitted**

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS A-10 THROUGH AND INCLUDING A-15; LOTS B-20 THROUGH AND INCLUDING B-23; LOTS C-8 THROUGH AND INCLUDING C-15; LOTS D-1 THROUGH AND INCLUDING D-6; LOTS D-9, D-10 AND D-11; LOTS E-21 THROUGH AND INCLUDING E-25; LOTS F-1, F-2, F-6 AND F-7; LOTS H-1 THROUGH AND INCLUDING H-9; AND LOT I-1", as more fully shown on the plat of survey prepared by Connor and Associates, Inc., Donald R. Cook, Jr., SCRLS No. 19010, dated January 22, 2002,*

*revised February 20, 2002, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 88, at Page 5;*

AND ALSO,

*All that certain piece, parcel, or tract of land situate, lying and being in the Town of Bluffton, County of Beaufort, State of South Carolina, which contains 42.76 acres, more or less, as more fully shown on the plat of survey dated November 20, 2002, prepared by T-Square Group, Inc., Forrest F. Baughman, PLS #4922, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina*

*BEING the same property conveyed by deed of Quinnco Companies, LLC recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 1504, at Page 1330;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS I-2 THROUGH AND INCLUDING I-6", as more fully shown on the plat of survey prepared by Connor and Associates, Inc., Donald R. Cook, Jr., SCRLS No. 19010, dated January 22, 2002, revised February 20, 2002, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 88, at Page 5;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS D-12, D-15, E-14, E-15, E-16, I-7, I-8, I-9, I-10, I-11, J-1, J-2, J-3, J-4, AND J-5", as more fully shown on the plat of survey prepared by Connor and Associates, Inc., Donald R. Cook, Jr., SCRLS No. 19010, dated January 22, 2002, revised February 20, 2002, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 88, at Page 5;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS B-24, D-13, D-14, E-13, F-8, F-9, F-10, F-11, F-12, AND J-6", as more fully shown on the plat of survey prepared by*

*Connor and Associates, Inc., Donald R. Cook, Jr., SCRLS No. 19010, dated January 22, 2002, revised February 20, 2002, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 88, at Page 5;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS E-1 THROUGH AND INCLUDING E-12, E-17 THROUGH AND INCLUDING E-20, B-8 THROUGH AND INCLUDING B-19, AND F-3 THROUGH AND INCLUDING F-5", as more fully shown on the plat of survey prepared by Connor and Associates, Inc., Donald R. Cook, Jr., SCRLS No. 19010, dated January 22, 2002, revised January 27, 2003, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 92, at Page 181;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS H-10 THROUGH AND INCLUDING H-15, AND LOTS J-15 THROUGH J-20, BLUFFTON PARK, TRACT B, PHASE 2S1", on that certain subdivision plat entitled "BLUFFTON PARK TRACT B, PHASE 2A1, A SUBDIVISION OF TRACT B, PHASE 2A1 FIFTH AVENUE, A SECTION OF PHASE 2A, BLUFFTON PARK, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA" prepared by T-Square Group, Inc., dated March 4, 2004, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 98, at Page 46, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS I-12 THROUGH AND INCLUDING I-22, BLUFFTON PARK, TRACT B, PHASE 2S1", on that certain subdivision plat entitled "BLUFFTON PARK TRACT B, PHASE 2A1, A SUBDIVISION OF TRACT B, PHASE 2A1 FIFTH AVENUE, A SECTION OF PHASE 2A, BLUFFTON PARK, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA" prepared by T-Square Group, Inc., dated March 4, 2004, last revised August 16, 2004, and recorded in the Office of the Register of Deeds*

*for Beaufort County, South Carolina in Plat Book 101, at Page 59, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS C-16 THROUGH AND INCLUDING C-20, LOTS J-7 THROUGH AND INCLUDING J-14, LOTS K-4 THROUGH AND INCLUDING K-7, AND LOTS L-1 THROUGH AND INCLUDING L-7, BLUFFTON PARK, TRACT B, PHASE 2A2", on that certain subdivision plat entitled "BLUFFTON PARK TRACT B, PHASE 2A2, A SUBDIVISION OF TRACT B, PHASE 2A2 FIFTH AVENUE, A SECTION OF PHASE 2A, BLUFFTON PARK, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA" prepared by T-Square Group, Inc., Forest F. Baughman, P.L.S. No. 4922, dated June 30, 2004, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 100, at Page 135, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS G-1 THROUGH AND INCLUDING G-22, BLUFFTON PARK, TRACT B, PHASE 2B", on that certain subdivision plat entitled "BLUFFTON PARK TRACT B, PHASE 2B, A SUBDIVISION OF TRACT B, PHASE 2B FIFTH AVENUE, A SECTION OF PHASE 2, BLUFFTON PARK, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA" prepared by T-Square Group, Inc., Forest F. Baughman, P.L.S. No. 4922, dated October 7, 2004, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 102, at Page 94, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS A16, A17, A18 A19, A20, D16, D17, D18, D19, D20, H16, H17, H18, H19, H20, H21, H22, H23, H24, K1, K2, AND K3, BLUFFTON PARK, TRACT B, PHASE 2B", on that certain subdivision*

*plat entitled "BLUFFTON PARK TRACT B, PHASE 2B, A SUBDIVISION OF TRACT B, PHASE 2B FIFTH AVENUE, A SECTION OF PHASE 2, BLUFFTON PARK, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA" prepared by T-Square Group, Inc., Forest F. Baughman, P.L.S. No. 4922, dated October 7, 2004, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 102, at Page 94, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "PHASE 1, 9.641 ACRES" and "PHASE 2, 9.653 ACRES", as more fully shown on the plat of survey prepared by T-Square Group, Inc., Forrest F. Baughman, SCRLS No. 4922, dated August 6, 2004, last revised June 7, 2005, and which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 107, at Page 5;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS J21, J22, J23, J24, J25, L8, L9, AND L10, BLUFFTON PARK, TRACT B-7 WEST, TRACT B", on that certain subdivision plat entitled "A SUBDIVISION SURVEY OF 8 LOTS ON PIN OAK STREET, A SECTION OF TRACT B-7 WEST, TRACT B, A PORTION OF BLUFFTON PARK, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA" prepared by T-Square Group, Inc., Forest F. Baughman, P.L.S. No. 4922, dated June 21, 2005, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 107, at Page 146, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS O51 THROUGH AND INCLUDING O68, PARCEL B7 EAST, BLUFFTON PARK, TRACT B, BLOCK O", on that certain subdivision plat entitled "BOUNDARY AND SUBDIVISION SURVEY OF PARCEL B7 'EAST' PIN OAK STREET, A SECTION OF TRACT B, BLOCK 'O', BLUFFTON PARK, TOWN OF BLUFFTON, BEAUFORT COUNTY,*



*SOUTH CAROLINA" prepared by T-Square Group, Inc., Forest F. Baughman, P.L.S. No. 4922, dated April 21, 2005, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 107, at Page 145, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

*AND ALSO,*

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS O1 THROUGH AND INCLUDING O11, AND LOTS 019 THROUGH AND INCLUDING 034, TRACT B-7T, A PORTION OF TRACT B OF BLUFFTON PARK", on that certain subdivision plat prepared by T-Square Group, Inc., Forest F. Baughman, P.L.S. No. 4922, dated August 10, 2004, last revised August 10, 2005, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 108, at Page 136, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

*AND ALSO,*

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS Y14 THROUGH AND INCLUDING Y25, AND LOTS Y32 THROUGH AND INCLUDING Y39, TRACT B-9T, A PORTION OF TRACT B OF BLUFFTON PARK", on that certain subdivision plat prepared by T-Square Group, Inc., Forest F. Baughman, P.L.S. No. 4922, dated August 10, 2004, last revised August 10, 2005, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 108, at Page 135, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

*AND ALSO,*

*All that certain lot, piece, or parcel of land situate, lying and being in Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "PHASE 3, 9.129 ACRES", as more fully shown on the plat of survey prepared by T-Square Group, Inc., Forrest F. Baughman, SCRLS No. 4922, dated August 6, 2004, last revised June 7, 2005, and which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 107, at Page 5;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS O12 THROUGH AND INCLUDING O18, AND LOTS 035 THROUGH AND INCLUDING 050, TRACT B-7T, A PORTION OF TRACT B OF BLUFFTON PARK", on that certain subdivision plat prepared by T-Square Group, Inc., Forest F. Baughman, P.L.S. No. 4922, dated August 10, 2004, last revised August 10, 2005, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 108, at Page 136, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS Y1 THROUGH AND INCLUDING Y13, AND LOTS Y26 THROUGH AND INCLUDING Y31, TRACT B-9T, A PORTION OF TRACT B OF BLUFFTON PARK", on that certain subdivision plat prepared by T-Square Group, Inc., Forest F. Baughman, P.L.S. No. 4922, dated August 10, 2004, last revised August 10, 2005, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 108, at Page 135, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

AND ALSO,

*ALL that certain piece, parcel, or tract of land situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, which contains 26.875 acres, more or less, and which is comprised of the following three (3) tracts of land: Tract B-3B, which contains 5.665 acres, more or less; Tract B-5, which contains 16.679 acres, more or less; and Tract B-6, which contains 4.531 acres, more or less, as more fully shown on the plat prepared by T-Square Group, Inc., Forrest F. Baughman, SCRLS No. 4922, dated January 4, 2005, last revised June 7, 2005, which plat is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 111, at Page 111;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS L11 AND L12, LOTS M8 THROUGH AND INCLUDING M12, LOTS N11 THROUGH AND INCLUDING N15, LOTS Q5 THROUGH AND INCLUDING Q10, AND LOTS R1 THROUGH AND INCLUDING R13, TRACT B-7T WEST, A PORTION OF TRACT B OF BLUFFTON PARK", on that certain subdivision plat prepared by T-Square Group, Inc., Forest F. Baughman, P.L.S. No. 4922, dated September 2, 2005, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 113, at Page 27, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein;*

AND ALSO,

*All those certain lots, pieces, or parcels of land situate, lying and being in Bluffton Park Subdivision, Town of Bluffton, County of Beaufort, State of South Carolina, and being shown and described as "LOTS L13 THROUGH AND INCLUDING L24, LOTS M1 THROUGH AND INCLUDING M7, LOT M13, AND LOTS M21 THROUGH AND INCLUDING M24, TRACT B-7T WEST, A PORTION OF TRACT B OF BLUFFTON PARK", on that certain subdivision plat prepared by T-Square Group, Inc., Forest F. Baughman, P.L.S. No. 4922, dated October 13, 2006, last revised January 26, 2007, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 118, at Page 65, which lots have such boundaries and measurements as shown on the above described plat, which is specifically incorporated by reference herein.*

3. Amendment to Remove Property Previously Submitted to the Covenant. The Declarant hereby specifically amends the Covenant to remove the following real property which was previously submitted to the Covenant. These following parcels shall no longer be encumbered by the terms of the Covenant and shall be deemed as "less and excepted" from the amended Exhibit "A" described above. (bold italics added solely to highlight text).

*Land Removed from the Covenant*

*ALL those certain lots, pieces or parcels of land located in Bluffton Park Business Park District, Town of Bluffton, Beaufort County, South Carolina, being designated as: "LOTS 1 THROUGH AND INCLUDING 29; OPEN SPACE; WETLANDS; MAINTENANCE & DRAINAGE EASEMENTS; AND ACCESS & UTILITY EASEMENT", as more fully shown on the plat prepared by Ward Edwards, Inc., Donald R. Cook, Jr., SCPLS No. 19010, entitled "A PLAT OF BLUFFTON PARK BUSINESS DISTRICT, A PORTION OF GEORGE E. SHULTS TRACT", which plat is dated October 31, 2001, as revised November 11,*

2002, and is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 90, at Page 102;

AND ALSO,

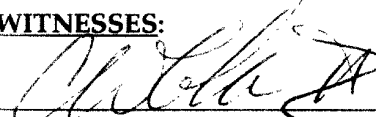
ALL those certain lots, pieces or parcels of land situate, lying and being in the Town of Bluffton, County of Beaufort, State of South Carolina, and being designated as "LOTS 30 THROUGH 41", "WETLAND CONTAINING 1.66 ACRES, MORE OR LESS", "WETLAND CONTAINING 6.55 ACRES, MORE OR LESS", a parcel designated as "OPEN SPACE", a parcel designated as "30' DRAINAGE & UTILITY EASEMENT" lying between Lots 35 and 36, a parcel designated a "TROY LANE 66' R/W", and a parcel designated as "BLUFFTON PARK CRESCENT 50' R/W", as more fully shown on the plat prepared by T-Square Group, Inc., Forrest Baughman, P.L.S. #4922, entitled "BLUFFTON PARK BUSINESS PARK, A SUBDIVISION SURVEY OF A 41.16 ACRE PARCEL, BLUFFTON PARKWAY, TRACT C-2 BUSINESS PARK, A PORTION OF BLUFFTON PARK, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA", which plat is dated April 22, 2003, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 104, at Page 55.

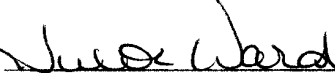
4. Assignment of Declarant's Rights. Pursuant to the authority granted to the Declarant in the Covenant, Declarant (as "Assignor") does hereby assign all of its rights, powers, duties, obligations, and interest as Declarant thereunder to the Bluffton Park Community Association, Inc., a South Carolina non-profit corporation (the "Assignee" and this assignment of rights the "Assignment"). This Assignment shall be deemed effective and to occur five (5) days subsequent to the recording date of this Second Amendment and Assignment with the Office of the Register of Deeds for Beaufort County, South Carolina. Additionally, this Assignment is in full to Assignee and Quinnco-D'Amico Shults, LLC, shall have no further rights or interest in and to Declarant under the Covenant.
5. Except as modified in this Second Amendment and Assignment, the Covenant shall remain in full force and effect.

*[Balance of page intentionally blank. Signatures on following pages.]*

IN WITNESS WHEREOF, the Declarant has executed this Second Amendment and Assignment to the Covenant, this 9<sup>th</sup> day of August, 2012.

**WITNESSES:**

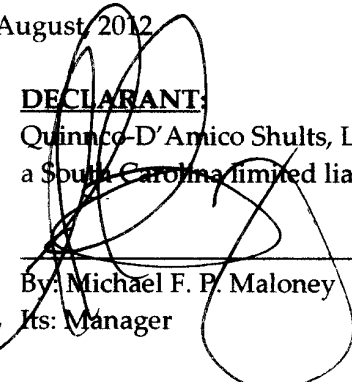
  
\_\_\_\_\_  
Witness No. 1

  
\_\_\_\_\_  
Witness No. 2

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF BEAUFORT            )

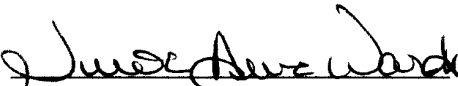
**DECLARANT:**

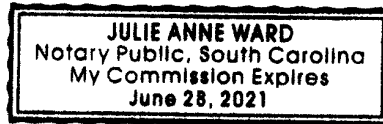
Quinnco-D'Amico Shults, LLC,  
a South Carolina limited liability company

  
\_\_\_\_\_  
By: Michael F. P. Maloney  
Its: Manager

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me by Quinnco-D'Amico Shults, LLC, by Michael F. P. Maloney, its Manager, this 9<sup>th</sup> day of August, 2012.

 (SEAL)  
Notary Public for South Carolina  
My commission expires: 06/28/21



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