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STATE OF SOUTH CAROLINA

Cross Reference: Deed Book 776
Page 245

COUNTY OF GREENWOOD

**AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS,
LIENS AND CHARGES OF PATRIOT PLANTATION**

WHEREAS, on March 28, 2003, Declarant recorded that certain Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Patriot Plantation ("Declaration") in the Office of the Clerk of Court for Greenwood County, in Deed Book 776 at Page 245; and

WHEREAS, the development is now known as The Plantation at Grand Harbor; and

WHEREAS, subsequent amendments to the Declaration have been recorded in the Office of the Clerk of Courts in Greenwood County; and

WHEREAS, a "Supplemental Declaration of Annexation and Statement of Protective Covenants, Restrictions and Conditions imposed upon the Plantation at Grand Harbor a/k/a Patriot Plantation Affecting Verandah Beach" was filed by Declarant on April 25, 2006 in the Office of the Clerk of Courts in Greenwood County in Deed Book 969 at Page 248 ("Verandah Declaration"), which annexed the Verandah Beach Property to the Declaration; and

WHEREAS, the Verandah Declaration imposed covenants and restrictions applicable only to the lots in the Verandah Beach neighborhood including, but not limited to, unique plans and specifications for the construction of improvements upon the lots within Verandah Beach; and

WHEREAS, a lot is defined in Article I Section 5 of the Declaration as any plot of land shown upon any recorded plat of survey as may be conveyed by Declarant; and

WHEREAS, development of Lots in Verandah Beach has been hindered by the size of the Lots.

WHEREAS, the Board of Directors has determined the development of Lots in Verandah Beach will be enhanced if two adjoining Lots are combined into a single lot, on which a single Unit will be constructed; and

WHEREAS, pursuant to Section 5, Article X of the Declaration, the Declaration may be amended by the vote of a cumulative total of three-fourths (3/4) of the members; and

WHEREAS, pursuant to a written vote of the Association, the required three-fourths (3/4) of the cumulative total of members of the Association voted to approve amending the Declaration as provided in this Amendment

NOW, THEREFORE, the Declaration is hereby amended as follows:

1.

Article I Section 5 of the Declaration is amended by adding the following:

Notwithstanding, the Board of Directors shall have the authority, but not the obligation, to permit adjoining Lots in Verandah Beach (Lots 1-28) to be combined and replatted as a single Lot ("Combined Lots").

2.

Article V of the Declaration is amended by adding the following Section 11:

Section 11- Verandah Beach Combined Lots

Combined Lots in Verandah Beach shall pay the General Assessment as follows: On each Lot at the rate imposed per lot without a Unit ("Unimproved Lot") until such time as a Unit is constructed on the Combined Lot, at which time the Combined Lot shall pay at the rate imposed on a single Lot with a Unit ("Improved Lot").

3.

Article V of the Declaration is amended by adding the following Section 12:

Section 12 - Verandah Beach Lot Combination Surcharge

To compensate the Association for the decrease in the number of Lots paying assessments that results from the combining of Lots, the Owner of a Combined Lot shall pay a surcharge to the Association at the time the revised plat is recorded in the Office of the Clerk of Court of Greenwood County. The amount of the surcharge at the time of this amendment, is in the amount of \$5,000 and is subject to change by the Board of Directors.

IN WITNESS WHEREOF, the undersigned Directors of the Association have executed this Amendment as of the date first written above affirming this Amendment was duly adopted by the members.

THE PLANTATION AT GRAND HARBOR
HOMEOWNERS ASSOCIATION, INC.

By: 9: - = . | : L . . £ 2

Name: . N U . . j V . . l f

Its: President

By: Sandra H. Moore

Name: Sandra H. Moore

Its: Secretary

WITNESSES:

[Signature]
Witness
[Signature]
Witness

STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD

PROBATE

PERSONALLY appeared before me the undersigned witness, who on oath, says that he/she saw the within named The **Plantation at Grand Harbor Homeowners Association, Inc.** by - 1" \ \ o " its e , " " . A C , . . . - t ' sign the within written instrument, and that he/she with the other witness above, witnessed the execution thereof.

[Signature]
Witness

SWORN to before me this _____ day
of OcJobo . 2013

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Notary Public for South Carolina ()

My commission Expires: 5 f \ , 1 o (ID