Instrument#: 2013000020156, DEED BK: 3639 PG: 560 DOCTYPE: 069 02/20/2013 at 08:14:12 AM, 1 OF 2 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

TMS Number correct 1514901001-067

STATE OF	SOU	TH CAROL	INA)	FIRST AMENDMENT OF DECLARATION OF
COUNTY	OF	HORRY)	COVENANTS, CONDITIONS, AND RESTRICTIONS
	Or)	FOR RIDGE POINTE
				[Declaration Recorded in Book 3624, at Page 2968]

WITNESSETH.

WHEREAS, by Declaration of Covenants, Restrictions and Easements for Ridge Pointe (the "Declaration"), recorded December 6, 2012 in the Office of Register of Deeds for Horry County ("ROD") in Book 3624, at Page 2968, the Declarant made certain properties in Charleston County, South Carolina subject to the Declaration; and

WHEREAS, pursuant to Section 13.1 of the Declaration, the Declarant reserved the right to amend the Declaration during the Declarant Control Period, as therein provided; and

WHEREAS, pursuant to the authority granted in Section 13.1 Declarant does hereby amend the Declaration as herein provided.

KNOW ALL MEN BY THESE PRESENTS THAT the Declarant does hereby declare as follows:

- 1. <u>Definitions</u>. Except as set forth in this Paragraph 1, the words used in this First Amendment of Declaration, unless the context shall clearly indicate otherwise, shall have the same meanings as set forth in the Declaration, as may be amended and supplemented hereby.
- 2. <u>Amendment of First Paragraph of Section 4.1(a)</u>. The Section 11.5 is deleted in its entirety and a new Section 11.5 is substituted therefore, which shall read as follows:
 - shall be erected or installed within a Unit without the prior written consent of the ARC. In the event a wall, fence or screened enclosure is installed within a drainage easement area with prior ARC approval, the Owner will be solely responsible for the repair or replacement of such wall, fence or screened enclosure if the drainage easement area needs to be accessed or as otherwise provided in Section 4.6 of this Declaration. No wood or chain link fencing of any kind shall be allowed. All fences shall be constructed utilizing aluminum or vinyl and approved by the Board of Directors as to the manufacturer and color. Owners shall keep all fences located on their Units maintained and cleaned at all times. All fencing installed within the Unit abutting a waterbody shall have a maximum of four feet (4') in height and all other fencing installed within the Unit shall have a maximum of six feet (6') in height, unless otherwise approved by the ARC and in compliance with ARTICLE VIII.
- 3. <u>Declarant's Certification</u>. Declarant does hereby certify that the Declarant Control Period has not terminated and the within amendment is executed pursuant to its sole authority to do so.



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4. <u>Effective Date: Completeness.</u> This First Amendment of Declaration shall become upon the recording hereof in the ROD. Except as herein provided, the Declaration shall remain in full force and effect, and as amended and supplemented hereby, shall constitute the complete text of said instrument as of the date hereof.

IN WITNESS WHEREOF, the undersigned Declarant has hereby caused this instrument to be signed, sealed, and delivered as of this 144 day of February, 2013.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:	DECLARANT
Witness Number 1 100 WW ALEGRE	LENNAR CAROLINAS, LLC, a Delaware limited liability company
Witness Number 2 Achgry E Voughan	By:(SEAL)
	Name: Sparks Title: U.P.
	Date Executed: 2/14/13
STATE OF	
I, Vilna Thie boud, a Notary Public Sam Spanks, the VP. liability company, personally appeared before me this foregoing instrument.	for Charles fou, SC, do hereby certify that of Lennar Carolinas, LLC, a Delaware limited day and acknowledged the due execution of the
Witness my hand and seal this /45 day of February	<u>,</u> , 2013
Notary Public for Sc. My commission expires: 2-14-13	
(AFFIX SEAL) VILMA THEBAI Notary Public	
STATE OF SOUTH CA	IROLINA
My Comission Expires	01-26-2019
WATOW.	