

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

AMENDED DECLARATION OF  
COVENANTS AND RESTRICTIONS  
FOR HAMLIN PLANTATION

This Declaration made by Hamlin Plantation, LLC (hereinafter referred to as "Developer").

**WITNESSETH:**

**WHEREAS**, Developer is the owner of the property described in Exhibit A attached hereto and made a part hereof; and

**WHEREAS**, Developer heretofore subjected the property in Exhibit A to that certain "Declaration of Covenants and Restrictions for Hamlin Plantation" which was recorded in the Charleston County RMC Office in Book F339 at Page 567 the "Declaration"; and

**WHEREAS**, the Declaration pertains to that certain subdivision in Mt. Pleasant, South Carolina known as "Hamlin Plantation" (the "Subdivision"); and

**WHEREAS**, Developer reserves the right to amend the Declaration and as such to place thereunder the lands known as Hamlin Plantation; and

**WHEREAS**, Developer reserves the right to amend the Declaration to correct typographical or clerical errors and desires to make such a correction; and

**NOW, THEREFORE**, know all men by these presents that Developer, for the purpose of accomplishing the objectives more fully stated in the Declaration and for its benefit and the benefit of all owners at Hamlin Plantation does hereby make the following provision replacement and correction of a typographical error:

1. **ARTICLE VII – Section 7.37 (Replacement).**

Section 7.37. Traffic Regulations and Parking. Traffic regulations on all roads and streets within the Subdivision shall be enforced under the provisions of the South Carolina Uniform Act for regulating traffic to private roads. A speed limit of 25 mph is established on all roads and streets, and all traffic control signs, including, but not limited to speed limit, stop, directional and no parking signs shall be strictly enforced. Parking on grass, whether private property or common area is prohibited. Parking on street curbs shall be allowed from 7:00 a.m. to 7:00 p.m. for a period not to exceed 30 minutes. Overnight curb parking, defined as 7:00 p.m. – 7:00 a.m., is prohibited. Parking during the authorized period shall require a minimum separation of twenty (20) feet between vehicles. This policy is set forth for the protection and safety of all Hamlin Property Owners, as well as providing proper access to all residences for police and fire protection and emergency medical services. Vehicles in violation of this provision shall be towed at the Owner's expense and shall further be subject to fines imposed by the Hamlin Plantation Property Owner's Association as provided for under Article VIII, Section 8.9 of the Covenants.

2. ARTICLE IV – Section 4.9 (Correction).

Section 4.9. Easements for Utilities. Correction to read "... (iii) an area across every Lot fifteen (15') feet in width along the front boundary lines thereof, and ten (10') feet in width ..."

3. All other restrictions not specified shall be governed by the original Declaration of Covenants and Restrictions of Hamlin Plantation and the "Amended Declaration of Covenants and Restrictions for Hamlin Plantation" dated February 19, 2002 and duly recorded in the Charleston County RMC Office in Book B399 at Page 878.

WITNESS the execution hereof this 17TH day of MARCH, 2004.

WITNESSES:

Tallon R. Temple
Karen Johnson

HAMLIN PLANTATION, LLC

By: Jeffrey B. Coggin, President
The Sintra Corporation
Its Managing Partner

Walter Nichols
Gregory H. Davis

HAMLIN PLANTATION, LLC

By: Walter Nichols, President
John Wieland Homes of South Carolina, Inc.
Its Managing Partner

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within HAMLIN PLANTATION, LLC by JEFFREY B. COGGIN, its Managing Partner sign, seal and as his act and deed, deliver the within Amended Declaration of Covenants and Restrictions and that he/she with the other witness witnessed the execution thereof.

Tallon R. Temple

SWORN to before me this 17th day of March, 2004

Deborah M. Hughes
Notary Public / State of SC
My Commission Expires: 3/20/07

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

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PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within HAMLIN PLANTATION, LLC by WALTER NICHOLS, its Managing Partner sign, seal and as his act and deed, deliver the within Amended Declaration of Covenants and Restrictions and that he/she with the other witness witnessed the execution thereof.



A handwritten signature in black ink, appearing to read 'Walter Nichols', is written over a horizontal line.

SWORN to before me this 17 day of March, 2004

*Kimberly Sheppard*  
Notary Public / State of SC  
My Commission Expires: 9/15/2011