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DORCHESTER COUNTY
SC Deed Rec Fee: .00
Dor Co Deed Rec Fee: .00
Filing Fee: 10.00
Exemption #:
MARGARET L. BAILEY
Register of Deeds



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REGISTER OF DEEDS
DORCHESTER COUNTY SOUTH CAROLINA
MARGARET L. BAILEY, REGISTER
POST OFFICE BOX 38
ST. GEORGE, SC 29477
843-563-0181 or 843-832-0181

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER) **FIRST AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS
FOR LEGEND OAKS PLANTATION WEST END**

WHEREAS, this is the first amendment ("Amendment") to the "Declaration of Protective Covenants for Legend Oaks Plantation West End" recorded August 31, 2004, in Book 4308, Page 003 ("Declaration") in the Dorchester County Register of Deeds.

WHEREAS, the Declaration authorizes the amendment by the Legend Oaks Plantation Community Association Two, Inc. ("Association") of the same upon the affirmative vote or written consent, or any combination thereof, of owners of at least two-thirds (2/3) of the lots in Legend Oaks Plantation West End ("LO-WE") at a duly called meeting of the Association. Such amendment shall become effective upon recordation.

WHEREAS, at a duly called special meeting of the owners of LO-WE held on September 25, 2013, this Amendment of the Declaration (and any prior amendments thereto, if any) was put to a vote of the owners.

WHEREAS, this Amendment of the Declaration was approved by the requisite amount of lot owners as set forth in the Declaration, and as certified by the President and Secretary of the Association as set forth in Exhibit A, attached hereto and incorporated herein by reference, and the results of the vote have been duly certified by the Association.

NOW, THEREFORE, the owners and Board acknowledge and agree, and amend the Declaration (and any prior amendments to it) hereby as follows:

1. The owners and the Board agree that the terms, including the Whereas and Now Therefore provisions, of this Amendment are contractual and not merely recital.

2. The following amendment to the Declaration shall revise Article IV, Section 7, Subsection (b), which shall hereafter be amended to read as follows:

(b) After the commencement of assessment payments as to any Lot, Declarant and Builders, on behalf of themselves and their successors and assigns, covenant and agree to pay the full amount of the assessment provided herein for each Lot owned.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals this 20th day of September, 2013.

IN THE PRESENCE OF:

LEGEND OAKS PLANTATION
COMMUNITY
ASSOCIATION TWO, INC.:

Eulyn Cook
Witness

Wendy Ma
Witness

Eulyn Cook
Witness

Wendy Ma
Witness

Eulyn Cook
Witness

Wendy Ma
Witness

Eulyn Cook
Witness

Wendy Ma
Witness

Bob M. Chayne
President

Ken Van Vlack, Jr.
Vice President

Don Machino
Treasurer

Keneth J. Francis
Secretary

FILED/RECORDED
OCTOBER 18, 2013
DORCHESTER COUNTY
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)

COUNTY OF DORCHESTER)

ACKNOWLEDGMENT

PERSONALLY APPEARED BEFORE ME the undersigned witness and made oath that he/she saw the within named Legend Oaks Plantation Community Association Two, Inc., by Bob Chayne, its President; Ken Van Vlack, Jr., its Vice-President; Ken Machino, its Secretary, and Don Machino, its Treasurer sign, seal and as his/her act and deed, deliver the within Amendment to Declaration; and that he/she with the other witness above subscribed, did witness the due execution thereof.

Eulyn Cook
Signature of Witness

SWORN and subscribed to before me
this 30th day of September, 2013.

Janina Seabrook
Notary Public for South Carolina

My commission expires: February 10, 2019

EXHIBIT A

CERTIFICATION OF THE PRESIDENT AND SECRETARY OF LEGEND OAKS
PLANTATION COMMUNITY ASSOCIATION TWO, INC.

Personally appeared before me:

Bob Cheyne, President, and Ken Bass, Secretary,
of the Legend Oaks Plantation Community Association Two, Inc., who, both being duly sworn,
allege and states as follows:

1. We are the duly elected President and Secretary of Legend Oaks Plantation Community Association Two, Inc.
2. We are each over twenty one (21) years of age, competent, and make this Affidavit on personal knowledge.
3. On September 25, 2013, there occurred a regularly special meeting of the members of Legend Oaks Plantation Community Association Two, Inc.
4. At that meeting, and/or prior to the meeting by written consent of the members, owners of at least two-thirds (2/3) of the lots in Legend Oaks Plantation West End voted to amend the Declaration to modify the provisions cited in the First Amendment to which this Exhibit A is attached.
5. We have certified, and are hereby certifying, the vote of the membership of Legend Oaks Plantation Community Association Two, Inc., and we each certify the vote to have been as stated herein.

FURTHER THE AFFIANTS SAYETH NOT.

Witnesses:

[Signature]
[Signature]

[Signature]
President
Legend Oaks Plantation Community
Association Two, Inc.

[Signature]
[Signature]

[Signature]
Secretary
Legend Oaks Plantation Community
Association Two, Inc.

SWORN and subscribed to before me
this 25 day of September, 2013.

Saurona Sealock
Notary Public for South Carolina
My Commission Expires: February 10, 2014