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RECORDING FEES 10.00

Reference Document: Book 2245 at Page 2309-2339

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
TIDEWATER LANDING ASSOCIATION**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIDEWATER LANDING ASSOCIATION ("First Amendment") is made on this 30 day of July, 2012, by Hawk's Landing, LLC, a South Carolina limited liability company, having an address of 40 Persimmon Street, Suite 105, Bluffton, South Carolina 29910 ("Declarant").

WHEREAS, Declarant recorded that Declaration of Covenants, Conditions and Restrictions for Tidewater Landing Association in the Office of the Register of Deeds for Beaufort County, South Carolina on October 6, 2005 in Book 2245 at pages 2309-2339 (the "Declaration"); and

WHEREAS, Declarant has not assigned reserved rights and obligations arising under the Declaration to the Association as provided in Section 3.3 of the Declaration; and

WHEREAS, Section 10.4.1 provides that Declarant retains the right to unilaterally amend the Declaration for any purpose provided, however, any such amendment shall not materially adversely affect the substantive rights of any lot owner; and

WHEREAS, Section 10.4.2 provides that Declarant may also amend the Declaration with the consent of the owners of at least two-thirds (2/3) of the owners of lots; and

WHEREAS, Declarant desires to amend the Declaration pursuant to the provisions of Section 10.4.2. with requisite consent having been obtained by resolution of owners dated July 30, 2012.

NOW, THEREFORE, the Declarant, by and through its undersigned authorized officer, does hereby amend the Declaration as provided herein:

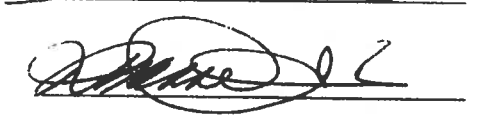
1. Recitals. The above stated recitals are hereby incorporated by reference.
2. Amendment of Section 3.2.2 of the Declaration. Section 3.2.2 of the Declaration is hereby revoked and restated in its entirety as provided below:

3.2.2. CLASS "B" The Class "B" Member shall be Declarant, its successors or assigns. In addition to any Class "A" voting rights of Declarant hereunder, Declarant shall have one (1) vote for each outstanding Class "A" vote held by any other Person, including the Declarant, within the Property. The Class "B" Membership and voting privileges shall cease and terminate for Declarant at the earlier of: (a) Declarant's voluntary assignment of its Declarant rights to the Association; or (b) December 31, 2025.

3. Ratification of the Declaration. Except as specifically amended in this First Amendment, all terms and conditions of the Declaration are hereby ratified and all defined terms in the Declaration shall have the same meaning when used in this First Amendment.

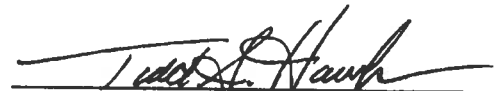
IN WITNESS WHEREOF, the Declarant herein, hereby executes this First Amendment on the day and year first above written.

WITNESSES:

DECLARANT:

HAWK'S LANDING, LLC a South
Carolina limited liability company


By: Todd S. Hawk, Member

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that Hawk's Landing, LLC by Todd S. Hawk as Member personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30 day of July, 2012.



Rosanne Collins
Notary Public of South Carolina

My Commission Expires: MY COMMISSION EXPIRES AUGUST 3, 2013.