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STATE OF SOUTH CAROLINA ) FIRST AMENDMENT TO MASTER  
 ) DECLARATION OF COVENANTS, CONDITIONS  
COUNTY OF BEAUFORT ) AND RESTRICTIONS FOR EAGLE'S POINTE

THIS FIRST AMENDMENT is made this 23rd day of March, 1999, by CENTEX HOMES, a Nevada General Partnership (hereinafter referred to as "Declarant"), of Beaufort County, South Carolina.

W I T N E S S E T H :

WHEREAS, the Declarant recorded the "Declaration of Covenants, Conditions and Restrictions for Eagle's Pointe" ("Eagle's Pointe Covenants") in the Beaufort County Records on February 24, 1997 in Book 923 at Page 1571, as amended and supplemented from time to time.

WHEREAS, the Eagle's Pointe Covenants describe certain property therein which is held, transferred, sold, conveyed and given, donated, leased and occupied subject to said Eagle's Pointe Covenants;

WHEREAS, in Article II, Section 2.03 of the Eagle's Pointe Covenants, Declarant reserves the unrestricted right to submit additional property other than that described in the Eagle's Pointe Covenants by the recording of a document of record in the Beaufort County Records, Beaufort County, South Carolina, describing such additional property and stating the Declarant's intent to submit the additional property to the Eagle's Pointe Covenants.

WHEREAS, the Declarant now wishes to extend the Eagle's Pointe Covenants by submitting the additional property described herein to the Eagle's Pointe Covenants.

NOW, THEREFORE, the Declarant hereby declares:

1. Covenants. That the property described in Exhibit "A" attached hereto and by this reference incorporated herein shall be held, transferred, sold, devised, assigned, conveyed, given, purchased, leased, occupied, possessed, mortgaged, encumbered and used subject to the Eagle's Pointe Covenants. The Eagle's Pointe Covenants, the benefit of the Eagle's Pointe Covenants and the affirmative and negative burdens of the Eagle's Pointe Covenants, whether pertaining to things, benefits and obligations presently



**Exhibit "A"**

All that certain piece, parcel or lot of land lying and being in Bluffton Township, Beaufort County, South Carolina, consisting of 26.182 Acres, located off U.S. Highway 278 and being more fully shown and designated as Phase 2 on a plat entitled "A Plat of Phases I, II & III 97.761 Acres (Total), and Various Access Easements, A Section of Eagle's Pointe, Bluffton, South Carolina, by Jack Jones, S.C.R.L.S. 13852, said plat being dated January 29, 1997 and recorded in the Beaufort County Records in Book 59 at Page 134 on February 21, 1997. For a more detailed description as to the courses, metes and bounds of the above mentioned property, reference is had to said plat of record.

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JOHN J. SULLIVAN - SM  
DEPT. OF CORRECTIONS

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