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STATE OF SOUTH CAROLINA ) SECOND AMENDMENT TO DECLARATION OF  
COUNTY OF BEAUFORT ) COVENANTS, CONDITIONS, RESTRICTIONS  
AND EASEMENTS FOR ASHTON COVE

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR ASHTON COVE is made this 25 day of April, 1994 by STEVE ASSOCIATES OF SOUTH CAROLINA, INC., a South Carolina corporation (hereinafter referred to as the "Declarant").

**WITNESSETH:**

**WHEREAS**, the Declarant recorded the Declaration of Covenants, Conditions, Restrictions, and Easements for Ashton Cove on September 12, 1990 in Deed Book 560 at Page 2356 in the RMC Office for Beaufort County, South Carolina (hereinafter referred to as the "Declaration"), which has heretofore been amended by the First Amendment thereto; and

**WHEREAS**, pursuant to Article XIII, Section 13.2 of the Declaration, the Declarant has the right to amend the Declaration without the approval of any Owner or Mortgagee under certain circumstances; and

**WHEREAS**, the Declarant desires to effect an amendment to Article XI, Section 11.3 of the Declaration (as hereinafter set forth) which does not require the approval of any Owners or Mortgagees because the amendment does not materially alter or change any Owner's right to the use and enjoyment of his Lot or Dwelling, and the amendment does not materially and adversely affect the security title and interest of any Mortgagee; and

**NOW, THEREFORE**, the Declarant does hereby make the following amendment to the Declaration in accordance with the terms and conditions of Article XIII, Section 13.2 of the Declaration.

1. **WHEREAS CLAUSES.** The above "Whereas" clauses are incorporated herein as if repeated verbatim.

2. **AMENDMENT TO ARTICLE XI, SECTION 11.3.** The first sentence of Article XI, Section 11.3 of the Declaration is hereby amended to read as follows:

Except as may be required by legal proceedings, Owners are not allowed to place, affix, maintain or permit any signs or advertising posters of any kind (including but not limited to "for sale" or "for rent" signs) within or upon any windows, on the exterior of any improvements located within the Property, or upon any portion of the Property in any manner, except with the advance written approval of the Board of Directors and the ARB.

The remaining sentences of Article XI, Section 11.3 shall remain unchanged.

3. **CERTIFICATION BY DECLARANT.** The Declarant hereby certifies that the amendment to Article XI, Section 11.3 of the Declaration has been duly approved by the Declarant and that the approval of the Owners and Mortgagees is not necessary under the terms of the Declaration.

4. **EFFECTIVE DATE OF AMENDMENT.** This amendment shall be effective as of the date and time of recordation in the RMC Office for Beaufort County, South Carolina.

5. **NO OTHER CHANGES.** Except as set forth in Paragraph 2 above, no further amendments are made to the Declaration by the Declarant at this time.

**WITNESSES:**

**DECLARANT:**  
STEVE ASSOCIATES OF SOUTH  
CAROLINA, INC.

Sandra Harner

By: [Signature]  
President

Marie Bullock Parker

Attest: [Signature]  
Secretary

SOUTH CAROLINA  
STATE OF ~~NEW JERSEY~~ )  
COUNTY OF ~~MISSISSIPPI~~ BEAUFORT )

**PROBATE**

PERSONALLY appeared before me the undersigned witness who states on oath that s/he saw the within named Steve Associates of South Carolina, Inc., by the above-named duly authorized officers, as its act and deed, sign, seal and deliver the within Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements, and that s/he with the other witness who signed above witnessed the execution thereof.

Sandra Harner

Sworn to before me this 25  
day of April, 1994

Marie Bullock Parker  
Notary Public for ~~NEW JERSEY~~ South Carolina  
My Commission expires: 1/14/98  
[NOTARIAL SEAL]

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JOHN A. SULLIVAN, JR.  
R.M.C.  
BEAUFORT COUNTY, S.C.

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