

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF BEAUFORT)

FIRST AMENDMENT TO THE
2018 AMENDED AND RESTATED PALMETTO
DUNES RESORT REGULATIONS

THIS FIRST AMENDMENT TO THE 2018 AMENDED AND RESTATED PALMETTO DUNES RESORT REGULATIONS (the “**Amendment**”) is made effective July 1, 2019, by the **PALMETTO DUNES PROPERTY OWNERS ASSOCIATION, INC.**, a South Carolina nonprofit corporation (“**PDPOA**”).

WHEREAS, pursuant to (i) that certain 2004 Amendment to Declaration of Rights, Restrictions, Conditions, Etc., Which Constitute Covenants Running With Certain Lands Within Palmetto Dunes Resort dated December 28, 2004 and recorded in the Office of the Register of Deeds for Beaufort County in Book 2076 at Page 1621 (the “Consolidated Limited Residential Covenants of Greenwood Development Corporation”), and (ii) that certain 2004 Amendment to Declaration of Rights, Restrictions, Conditions, Etc., Which Constitute Covenants Running With Certain Lands Within Palmetto Dunes Resort dated December 28, 2004 and recorded in Book 2076 at Page 1621 (the “Consolidated Multi-Family Residential Covenants of Greenwood Corporation”), Greenwood Development Corporation adopted the Palmetto Dunes Resort Regulations (the “Resort Regulations”) which were subsequently applied to certain additional properties subject to the Declaration of Rights, Restrictions, Conditions, Etc., Which Constitute Covenants Running With Certain Lands Within Palmetto Dunes Resort dated November 7, 2005 and recorded in Book 2282 at Page 1313 (the “Palmetto Dunes Road Covenants”); and

WHEREAS, Greenwood Development Corporation assigned all its rights relative to the Resort Regulations to the PDPOA pursuant to those assignments recorded in Book 2295 at Page 1292, Book 2295 at page 1306, and Book 2295 at Page 1326; and

WHEREAS, by that certain Fourth Amendment and Restatement of the Palmetto Dunes Resort Regulations recorded on March 30, 2018 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3655 at Page 1352, PDPOA adopted its 2018 Amended and Restated Palmetto Dunes Resort Regulations (the “Resort Regulations”); and

WHEREAS, PDPOA retains the right to amend the Resort Regulations effective upon thirty (30) days mailing of notice to the record owners of lots, parcels or dwelling units within the Palmetto Dunes Resort; and

WHEREAS, by affirmative vote of its Board of Directors, the PDPOA amended Section A(3) of the Resort Regulations for the purpose of clarifying parking restrictions.

NOW THEREFORE, pursuant to (i) Article XIV, Section 14-8 of the Consolidated Limited Residential Covenants of Greenwood Development Corporation, (ii) Article XIII, Section 13-8 of the Consolidated Multi-Family Residential Covenants of Greenwood Corporation, and (iii) Article 4, Section 4.9 of the Palmetto Dunes Road Covenants, the PDPOA hereby publishes the following amendment(s) to the Resort Regulations.

1. The above recitals are incorporated here.
2. Section A(3) of the 2018 Amended and Restated Palmetto Dunes Resort Regulations is hereby amended entirely to provide as follows:

Section 3-19 of each of the aforementioned set of Covenants requires compliance with all "No Parking" signs and other restricted parking signs as they are posted within Palmetto Dunes Resort. The PDPOA may engage a towing company to remove vehicles parked in violation of such signs. In addition to a fine assessed by the PDPOA, the owners of any vehicles towed shall be required to pay the cost of towing and storage before their vehicles may be recovered.

Off-Street automobile parking on all residential lots and parcels must be within a garage, driveway or at locations designed for such parking pursuant to Section 3-20 of the aforementioned Covenants. Parking of automobiles at other locations, including without limitation, within the yard or lawn of such lots or parcel is prohibited.

3. All provisions of the Resort Regulations, as amended hereby, remain in full force and effect and are hereby ratified by the PDPOA.
4. The 2018 Amended and Restated Palmetto Dunes Resort Regulations shall be deemed effective as of August 1, 2019. PDPOA shall give thirty (30) days notice of this amendment to all property owners prior to such effective date.

[Signature Page(s) Follow]

IN WITNESS WHEREOF, the Palmetto Dunes Property Owners Association, Inc. has caused the execution of this instrument as of the date first written above.

WITNESSES:

PALMETTO DUNES PROPERTY OWNERS ASSOCIATION, INC.

[Signature]
[Signature]

By: [Signature]
BRIAN FAHEY
Its: President

Attest:

By: [Signature]
Gayle Cleveland
Its: Secretary

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ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that Brian Fahey, as President and Gayle Cleveland, as Secretary of the PALMETTO DUNES PROPERTY OWNERS ASSOCIATION, INC, personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1st day of July, 2019.

[Signature]
Notary Public for South Carolina
My Commission Expires: 01/22/2024

