

Amendment

1 Article VIII, Section 1 ("Enforcement") as set for in the original Declarations is deleted in its entirety and replaced with the following

Section 1 Enforcement of these Declarations

(a) Maintenance of Neglected Lots If any Lot is maintained in violation of these Declarations or is otherwise maintained in such a manner that impedes the general well-being of the Property in the Ocean Neighbors subdivision (hereinafter referred to as a "Neglected Lot"), then upon providing the Owner of such Lot with thirty days written notice, the Association shall have the right, but not the obligation, to impose a fine as set forth herein below, or to enter the Lot or to cause a contractor to enter the Lot for the purposes of remedying any such violation or impediment to the extent such violation or impediment can be remedied through one or more of the following measures (i) Mowing, repairing, or otherwise acting to bring the landscaping of the Neglected Lot to an aesthetically acceptable level, with such action not exceeding that which is necessary to cause the Neglected Lot to be brought to a neat, clean, and orderly condition, and (ii) Removing from the Neglected Lot any trash, garbage, or debris, with such action not including the removal of personal property or other items of value from the Neglected Lot The Association shall also have the right to charge the Owner of the Neglected Lot with an itemized bill for reimbursement of any and all expenses incurred by the Association in so acting, and/or to charge the Owner a fine of \$25 00 Additional fines of \$25 00 will be charged every thirty days thereafter until such violation is cured Fines charged to an Owner hereunder shall be added to and become a part of the annual assessment against such Lot as provided for in these Declarations and in the By-Laws of the Association, the collection of which shall be enforced in accordance therewith

(b) Storage of Boats and Camper Trailers If the Association determines that any trailer, truck, school bus, boat, or boat trailer is located or stored on any Lot in violation of these Declarations (hereinafter referred to as an "Offending Vehicle"), the Association may demand, in writing, that the Owner of such Lot remove the Offending Vehicle from the Lot If within thirty days after written demand for removal is made the Offending Vehicle remains on the Lot, there shall be charge to the Owner of such Lot a fine of \$25 00 Additional fines of \$25 00 shall be charge every seven days thereafter until the Offending Vehicle is permanently removed from the Lot Any removal of an Offending Vehicle deemed by the Association to be temporary in nature shall not operate to satisfy the requirements of these Declarations and shall not stop or reset the time periods for imposing fines as stated herein Fines charged to an Owner hereunder shall be added to and become a part of the annual assessment against such Lot as provided for in these Declarations and in the By-Laws of the Association, the collection of which shall be enforced in accordance therewith

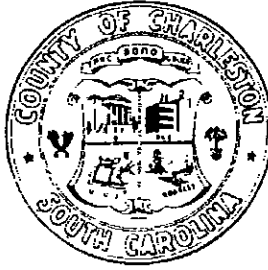
(c) Persistent Violations If any Owner continues to violate the provisions of these Declarations three successive weeks, the Association shall have the authority to increase the fines in an amount up to \$100 per week for each violation

2 Completeness Except as specifically modified or amended by this First Amendment to the Declarations, the remaining existing Declaration shall otherwise remain in full force and effect

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RECORDER'S PAGE

NOTE This page MUST remain with the original document



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 April 25, 2006
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Charlie Lybrand, Register
 Charleston County, SC

Filed By

Nexsen Pruet, LLC
 205 King Street, Suite 400
 P O Box 486
 Charleston SC 29402

DESCRIPTION	AMOUNT
MISC/AMEND	\$ 10 00
Postage	

TOTAL	\$ 10 00
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