

Nov 22 2 13 PM '96

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STATE OF SOUTH CAROLINA)	MODIFICATION OF DECLARATION OF RIGHTS,
)	RIGHTS, RESTRICTIONS, AFFIRMATIVE
)	OBLIGATIONS, OBLIGATIONS AND CONDITIONS
)	APPLICABLE TO ALL PROPERTY IN PINE FOREST
COUNTY OF DORCHESTER)	COUNTRY CLUB COMMUNITY ASSOCIATION, INC.

LAND DEPARTMENT
REC'D - DORCHESTER COUNTY, SC

WHEREAS, on or about October 13, 1990, Southeastern Country Club Group is
the developer of the Community commonly referred to as Pine Forest Country Club Community; and

WHEREAS, on or about October 23, 1990, the Developer imposed a certain Declaration of
Rights, Restrictions, Affirmative Obligations and Conditions Applicable To All Property In Pine Forest
Country Club Community Association, Inc. (hereinafter referred to as the "Declaration"), which said
Declaration is recorded in the RMC Office for Dorchester County in Book 821, at page 183; and

WHEREAS, said Declaration provides in part as follows:

- "3. The Company reserves in each instance the right to add additional restrictive covenants in respect to lands conveyed in the future in Pine Forest, or to limit therein the application of these covenants, provided that no limitation shall be made applicable to a portion of the lots in a platted subdivision, with any limitations to this Declaration of Covenants to be applicable only as to subdivisions in which no parcels have been previously conveyed subject to this prior Declaration of Covenants."

WHEREAS, Southeastern Country Club Group is the Company as defined in the Declaration and
has determined that a limitation on the scope of the Declaration is appropriate with respect to a new
section to be developed and the modification created hereby shall be applicable only to the subdivision
more fully set forth in Exhibit "A" attached hereto; and

WHEREAS, Article II, Paragraph 13 provides as follows:

"No television antenna, radio receiver or sender or other similar device shall be attached to or installed on the exterior portion of any Dwelling Unit or on any Property within Pine Forest; provided, however, that the provisions of this paragraph shall not apply to Company and/or the Association for the installation of equipment necessary for a master antenna system, C.A.T.V., and mobile radio systems or other similar systems within the Properties; and

WHEREAS, the Company desires to allow the installation of exterior television antenna, radio

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Paragraph 13 of Article II to the subdivision of lots described in Exhibit "A" attached hereto. With respect to said subdivision, the restriction that "no television antenna, radio receiver or sender or other similar device shall be attached to or installed on the exterior portion of any Dwelling Unit or on any Property within Pine Forest" shall not apply.

IN WITNESS WHEREOF, said Developer has caused this Modification of the Declaration to be executed in its name by its Partner on this 18th day of September, 1996.

IN THE PRESENCE OF:

SOUTHEASTERN COUNTRY CLUB GROUP

Melinda Paddock

D. Sherwood Miler, III
By: D. Sherwood Miler, III
Partner

Jeffrey Sizemore

STATE OF SOUTH CAROLINA)

COUNTY OF DORCHESTER)

PROBATE

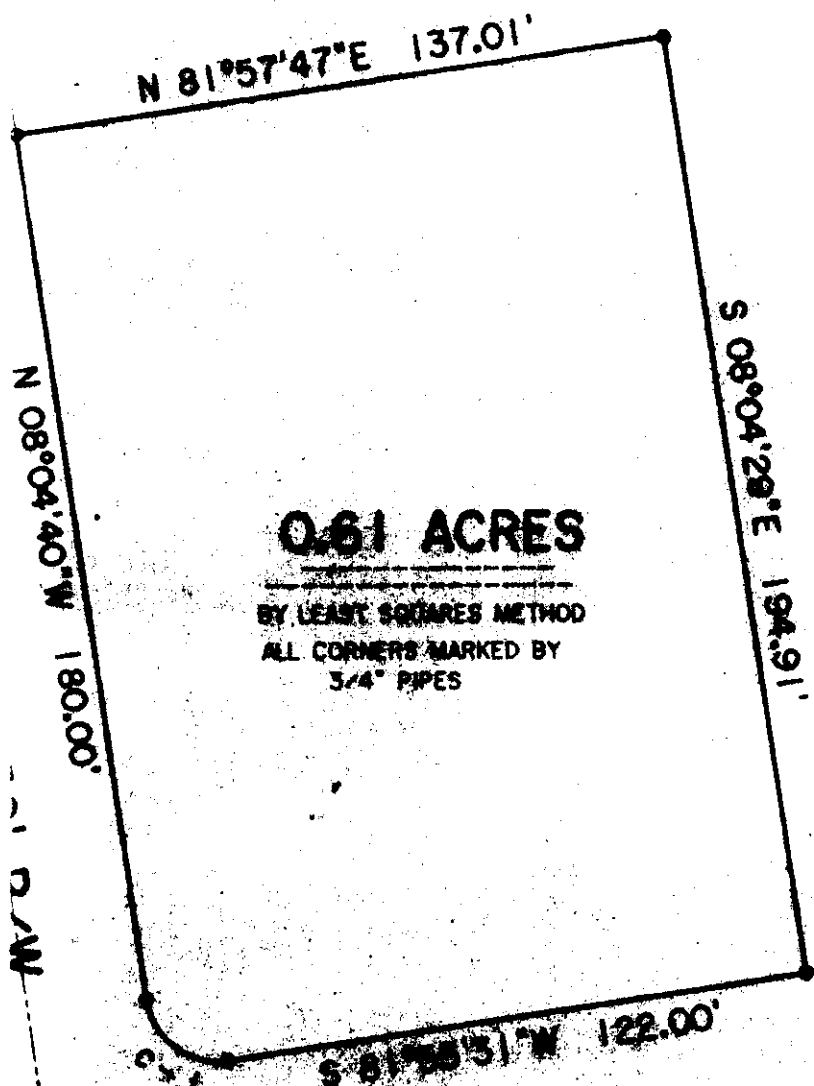
PERSONALLY appeared before me, the undersigned witness, who, being first duly sworn, deposes and says that (s) he saw D. Sherwood Miler, III, sign, seal and deliver the within written document and that (s) he, together with the other witness above subscribed, witnessed the execution thereof.

SWORN to before me this 18th
day of September, 1996.

Kathina McIntosh
Notary Public for South Carolina

My Commission Expires: 7/12/97

Melinda Paddock
STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
Filed for record this 22nd
day of November, 1996
at 2:13 P M and recorded
in book 1684 page 119
LINDA T. MESSERVY
REGISTER OF DEEDS



SOUTHEASTERN COUNTRY CLUB
GROUP (±132.0 AC.)

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FILED-RECORDED
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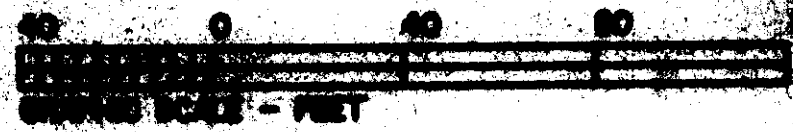
JUL 30 2 57 PM '96

LINDA J. HESNITT
RESIDENT
SOUTHEASTERN COUNTRY CLUB
DORCHESTER

COMMERCIAL BLVD. 60' R/W

TMS-129-10-06-00

142
144



REFERENCES

- 1. PLAT RECORDED IN CAR. "B", SLIDE 385
- 2. PLAT RECORDED IN CAR. "B", SLIDE 385

POOR ORIGINAL