

FIRST AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR HUNT CLUB RESIDENTIAL ZONE

This First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Hunt Club Residential Zone is made and entered into as of the 11 day of May, 2008, by Rainbow Development Group, LLC, a South Carolina Limited Liability Company.

RECITALS

WHEREAS, Rainbow Development Group, LLC (the "Declarant") heretofore executed and recorded a Declaration of Covenants, Conditions, and Restrictions for Hunt Club Residential Zone dated March 27, 2001 recorded in the RMC Office for Charleston County in Book P 367, at Page 446 (the "Declaration"); and

WHEREAS, the Declarant desires to amend the Declaration to provide for the following changes to EXHIBIT C, INITIAL USE RESTRICTION AND RULES:

1. Para 1 (a) Add: Vehicles shall not be parked on any street, Common Areas, or on any portion of a Lot other than the driveway and the garage over an extended period of time. The term "vehicles" as used herein shall include, without limitation, motor home, boats, trailers, motorcycles, minibikes, scooters, go-carts, trucks, campers, buses, vans and automobiles.
2. Para 1 (b) Add: All pets must be on a leash or confined to an approved structure. Owners are responsible for the clean-up behind their pets at all times.
3. Para 1 (f) Add: Absolutely no burning of leaves or trash. Wood Burning chimineas or approved burning pits will be permitted within the owner's property boundaries, providing it is not noxious or annoying to surrounding neighbors.

4. Para 1 (r) Add: No gasoline powered motorized vehicles (i.e. Dirt Bikes, ATV, go Carts, scooters) are allowed on streets or paths in Hunt club.

5. Para 1 (s) Add: Portable Basketball hoops may be used but never left on the street. Absolutely no permanent hoops, cages, nets will be allowed within a unit. Portable Basketball hoops must be stored in garage or rear of house when not in use.

6. Para 2 (f) Change to Read: The display of signs of any kind except as may be permitted by the ARB is prohibited. For sale or for lease signs shall be constructed in accordance with ARB guidelines are permissible.

WHEREAS, the Declarant desires to add to the By-LAWS of HUNT CLUB COMMUNITY ASSOCIATION, INC. the following paragraph to Article III:

1. Add Para 3.24 (e) Restrictions and Rules Violation Fine Schedule

This fine schedule is established to guide the Board of Directors in determining fine assessments for violations of the Hunt Club Covenants and/or Rules & Regulations. Property owners will be held accountable for violations committed by family members, guests, and invites. All sanctions imposed by the Board of Directors, including fines, shall be applied in compliance with procedure, Article IV, Para 4.3 of the covenants.

Fines are to be paid within 30 days to the Association via the regime property manager (currently Spectrum Properties), where a record of violations will be maintained. Receipts will be issued.

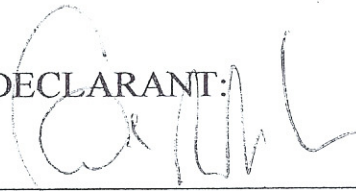
This fine schedule is a guideline for the Hunt Club Board of Directors. The board, at its discretion, may reduce or increase the fine based on the circumstances of the violation.

Any first time violation of the Restrictions and Rules will result in a \$50.00 fine. Second violations of the same nature will be fined \$25.00 per day until the violation ceases.

These fines are in addition to any other remedies available to the Association for the violation of the Covenants, Conditions, and Restrictions for Hunt Club Homeowners Association.

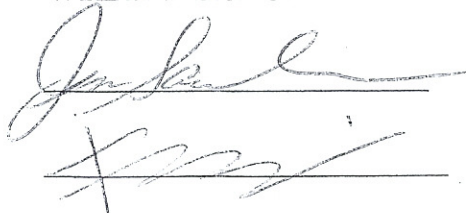
IN WITNESS WHEREOF, the undersigned has affixed its hands and seal as of the date first above written.

DECLARANT:



Rainbow Development Group, LLC a South Carolina Limited Liability CO.


WITNESSES:



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

This instrument was acknowledged before me by Rainbow Development Group, LLC, a South Carolina Limited Liability Company, by Calvin R. Nester, its President, this 21st day of May 2008.

SWORN to before me this 21st Day of May, 2008


Notary Public for South Carolina
My commission Expires: 8-19-2016