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TINSLEY & ADAMS LLP  
PO BOX 1506  
GREENWOOD, SC 29648-1506

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SPACE ABOVE THIS LINE RESERVED FOR RECORDING

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## COVER SHEET TO RECORD

### FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIEND AND CHARGES OF THE RETREAT AT GRAND HARBOR

Prepared by: Tinsley & Adams, LLP,  
418 Main Street, P. O. Box 1506  
Greenwood, SC 29648

By and between The Retreat Real Estate Group, LLC

And

Grand Harbor Club, LLC

STATE OF SOUTH CAROLINA )  
 ) FIRST AMENDMENT TO THE DECLARATION  
 ) OF COVENANTS, CONDITIONS, RESTRICTIONS  
COUNTY OF GREENWOOD )  
 ) EASEMENTS, LIENS AND CHARGES OF  
 ) THE RETREAT AT GRAND HARBOR

WHEREAS, This Amendment to the Declaration of Covenants, Conditions, Restrictions, Easements, Liens, and Charges of The Retreat at Grand Harbor (hereinafter "Amendment") is made this 24<sup>th</sup> day of July, 2017 by The Retreat Real Estate Group, LLC by Robert Todd Bailey, its sole member, (hereinafter "Declarant"), its successors and/or assigns and by Grand Harbor Club, LLC by J. Christopher Manning, Its Managing Member, (hereinafter "Future Declarant"), its successors and/or assigns.

WHEREAS, The Bluff Land Development Company, LLC filed a certain Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of The Retreat at Grand Harbor ("Declarations") in the Greenwood County Register of Deeds Office on May 13, 2005 in Book 907 at Page 115; and

WHEREAS, The Bluff Land Development Company, LLC reserved for itself and its successors and assigns, or any person, firm or corporation that succeeded to the title, certain rights as "Declarant" as that term and the rights of Declarant are defined in the Declarations recorded in Book 907 at Page 115; and

WHEREAS, The Challenge Golf Group of South Carolina, LLC became the Declarant by assignment and/or succession of title by deeds from The Bluff Land Development Company, LLC by Deeds recorded in the Greenwood County Register of Deeds Office on August 26, 2010 in Book 1224 at Page 299 and on September 23, 2011 in Book 1277 at Page 143, and

WHEREAS, Todd Bailey became the Declarant by Assignment of Declarant Rights from The Challenge Golf Group of South Carolina, LLC recorded in Book 1454 at page 138; and

WHEREAS, The Retreat Real Estate Group, LLC became the Declarant by Assignment of Declarant Rights from Todd Bailey, recorded in Book 1454 at page 142; and

WHEREAS, The Retreat Real Estate Group, LLC entered into a Future Assignment of Declarant Rights with Grand Harbor Club, LLC on 24, July 2017, 2017; and

WHEREAS, It is the desire of the parties herein, as Declarant, Future Declarant, and as majority lot owners, to amend the Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of The Retreat at Grand Harbor to add an additional Article regarding "Approved Builder" for homes constructed on the lots at The Retreat at Grand Harbor.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL AGREEMENTS HEREIN, The Retreat Real Estate Group, LLC and Grand Harbor Club, LLC, agree to amend the Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of The Retreat at Grand Harbor as follows:

**New Article I, Section Thirteen (13). "Approved Builder" shall mean a builder who owns two or more lots within the development and approved by the Declarant.**

**New Article XI. Approved Builder. Any new construction on lots shall be done only by an approved builder for the Retreat Subdivision. An approved builder is defined as a builder who owns two or more lots within the development and approved by the Declarant.**

All other terms, conditions and provisions of the Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of The Retreat at Grand Harbor shall remain in full force and effect.

IN WITNESS WHEREOF, The Retreat Real Estate Group, LLC, a South Carolina Limited Liability Company has caused this Amendment to be executed this 27 day of July, 2017, and is herein agreed to by Grand Harbor Club, LLC, a South Carolina Limited Liability Company.

SIGNED, Sealed and Delivered  
In the presence of:

Beth McLean  
Witness #1

[Signature]  
Witness #2

The Retreat Real Estate Group, LLC

[Signature]  
By: Robert Todd Bailey  
It's: Sole Member

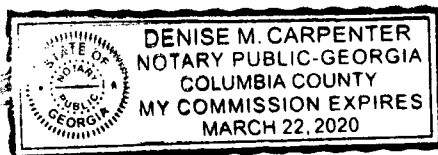
STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF GREENWOOD )

The foregoing Amendment of Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of The Retreat at Grand Harbor was acknowledged before me this 27th day of July, 2017 by The Retreat Real Estate Group, LLC by Robert Todd Bailey, Its Sole Member.

Denise M. Carpenter  
Notary Public  
My Commission expires: 03-22-2020  
Affix Seal



WITNESS the Grantor's hand this 24 day of July, 2017

SIGNED, Sealed and Delivered  
In the presence of:

Beth McCain  
Witness #1

[Signature]  
Witness #2

[Signature]  
Robert Todd Bailey, a/k/a  
Todd Bailey, individually and  
Robert Todd Bailey IRA

STATE OF SOUTH CAROLINA )  
  
COUNTY OF GREENWOOD )

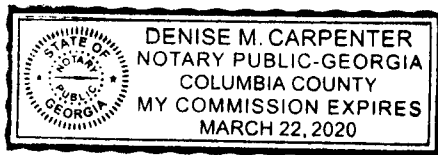
ACKNOWLEDGMENT

The foregoing Amendment of Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of The Retreat at Grand Harbor was acknowledged before me this 24th day of July, 2017 by Robert Todd Bailey aka Todd Bailey, individually and for Robert Todd Bailey IRA.

Denise M. Carpenter  
Notary Public

My Commission expires: 03-22-2020

Affix Seal



We Agree to the within Amendment of Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of The Retreat at Grand Harbor.

WITNESS the Grantee's hand this 25 day of July 2017.

SIGNED, Sealed and Delivered  
In the presence of:

Ann Crandell  
Witness #1

Grand Harbor Club, LLC

J. Christopher Manning  
Witness #2

J. Christopher Manning  
It's: Managing Member

STATE OF North Carolina )  
COUNTY OF Cumberland )

ACKNOWLEDGMENT

The foregoing Amendment of Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of The Retreat at Grand Harbor was acknowledged before me this 25 day of July, 2017 by Grand Harbor Club, LLC by J. Christopher Manning, Its Sole Member.

Lenora Ann Crandell  
Notary Public

My Commission expires: 7/15/2022

Affix Seal

