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STATE OF SOUTH CAROLINA

COUNTY OF JASPER

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**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
K. HOVNANIAN'S® FOUR SEASONS AT HILTON HEAD LAKES**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for K. Hovnanian's® Four Seasons At Hilton Head Lakes (the "Amendment") is made on the date indicated below by **K. Hovnanian's Four Seasons at Hilton Head Lakes, LLC**, a South Carolina limited liability company ("Declarant").

RECITALS

A. Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions for K. Hovnanian's® Four Seasons At Hilton Head Lakes dated March 7, 2025 in the Office of the Register of Deeds for Jasper County, South Carolina ("Jasper County Records") in Book 1176 at Page 800 on March 11, 2025 (the "Declaration").

B. Declarant reserved the unilateral right to amend the Declaration in Section 19.2.1 of the Declaration.

C. Declarant wishes to amend the Declaration in accordance with the terms of this Amendment.

NOW, THEREFORE, the Declaration is amended as follows:

1. **Recitals.** The recitals set forth above are incorporated into and made a part of this Amendment.

2. **Section 8.5.1 – Initial Capital Contribution; Amount and Timing.** Section 8.5.1 of the Declaration is deleted in its entirety and replaced with the following:

8.5.1 **Amount and Timing.** In order to provide initial working capital for the Association and/or to fund the reserve or escrow accounts referenced in **Section 8.5.2**, below, each **initial purchaser** of a Dwelling Unit, other than Declarant, an Affiliate of Declarant, or Declarant's Mortgagee, shall pay to the Association Initial Capital Contributions of: (a) \$1,000 for general funds; and (b) \$1,000.00 for road funds concurrently with the closing of the conveyance of the

Dwelling Unit to the purchaser. After the payment of the Initial Capital Contributions, no additional Initial Capital Contributions shall be payable to the Association upon any subsequent sale of such Dwelling Unit. Except as set forth in 8.5.2, Initial Capital Contributions shall be used by the Association as determined by the Board of Directors, including, without limitation, reimbursement of the Declarant for funds paid by the Declarant as set forth in **Section 8.5.3**.

3. **Section 8.5.2 - Reserve and Escrow Accounts.** Section 8.5.2 of the Declaration is deleted in its entirety and replaced with the following:

8.5.2 Reserve and Escrow Accounts. The Board may create one or more escrow or reserve accounts for deposit, disbursement or reimbursement of any fees or funds paid or payable by or for the benefit of the Association pursuant to applicable laws.

4. Any capitalized term not defined in this Amendment, shall have the meaning assigned in the Declaration.

5. Except as modified herein, the Declaration otherwise shall remain in full force and effect.

[SIGNATURE FOLLOWS.]

IN WITNESS WHEREOF, an authorized agent of Declarant has executed this Amendment on the date indicated below.

Signed, sealed and delivered in the presence of:

WITNESSES:

K. Hovnanian's Four Seasons at Hilton Head Lakes, LLC
a South Carolina limited liability company

Paula M. Wilder
Witness Paula M. Wilder
Print Name:

By: Mark Rubino (SEAL)
Mark Rubino, Area President

Juliann Garcia
Notary
Print Name: Juliann Garcia

STATE OF SOUTH CAROLINA)
COUNTY OF JASPER)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 5 day of May, 2026 by Mark Rubino, Area President, an authorized signatory for K. Hovnanian's Four Seasons at Hilton Head Lakes, LLC, a South Carolina limited liability company, on behalf of the company.

Juliann Garcia
Notary Public for the State of South Carolina
Print Name: Juliann Garcia
My Commission Expires: 4/14/2033

(Seal)

