

Covenant

Lawton Beach Subdivision

(Lawton Beach Strand Covenants)

Deed Book 78, Page 206

HILTON HEAD COMPANY)

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

DECLARATION

WHEREAS, The Hilton Head Company, a Corporation registered and existing under the laws of the State of Georgia and domesticated under the laws of the State of South Carolina, is the owner of the following described lands located in the County and State aforesaid, on Hilton Head Island, in said County and

WHEREAS, The Hilton Head Company desires to make certain declaration concerning the said land in accordance with the resolution of its Board of Directors adopted at a meeting held on March 11, 1953 wherein the President and the Secretary of the Hilton Head Company were authorized to make this declaration and execute the same on behalf of said company:

NOW THEREFORE, in consideration of the promises, The Hilton Head Company does hereby make the following declarations:

(1) That the Hilton Head Company, its successors and assigns, shall forever hold in Trust the following described lands for the use and benefit of all present and future property owners of any lot or lots in Lawton Beach Subdivisions, said land is more particularly described as follows, to-wit:

All that certain piece, parcel or lot of land situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, being that land located between the high water mark of the Atlantic Ocean and the front lot line of the lots in the Subdivision known as Lawton Beach Subdivision #1 and described as beginning at the southeastern corner of Walk as shown as a plat of said subdivision; thence northeasterly for a distance of two thousand five hundred seventy-five (2575) feet, more or less, along the front lines of the lots fronting on the Atlantic Ocean in Lawton Beach Subdivision #1 to the southeast corner of 1st Street; thence South 26° 08' East to the mean high water mark of the Atlantic Ocean; thence Southwesterly along the mean high water mark of the Atlantic Ocean to a point South 27° East of point of beginning; thence North 27° 53' West to the point of beginning.

(2) That the persons for whom benefit this declaration is made, to-wit: The owners of the lots as aforesaid, shall save and hold The Hilton Head Company, its successors and assigns, harmless from any and all claims and demands made upon said company or its successors or assigns arising out of or from its ownership of said land described above.

IN WITNESS WHEREOF The Hilton Head Company has caused these presents to be executed this 12th day of October 1955, by its President and its Secretary.

Dated this 5th day of December, 1959.

Witnesses:

Billie S. Hack

C. S. Hendry, Sr.

THE HILTON HEAD COMPANY (SEAL)

BY: J. B. Fraser

President

ATTEST:

Fred C. Hack

Secretary

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

Personally appeared before me C. S. Hendry, Sr. who, on oath, says that he saw the within named The Hilton Head Company by J. B. Fraser, its President, sign, the within instrument, and Fred C. Hack its Secretary attest to same, and the said Corporation, by said officers, seal said instrument, and, as its set and deed, deliver the same, and that he with Billie S. Hack witnessed the execution thereof. C. S. Hendry, Sr.

SWORN to before me this

12th day of October 1955 (SEAL).

Billie S. Hack

Notary Public for South Carolina

Recorded and Certified October 24, 1955

E. G. Rodgers (Sig)

Clerk of Court