

Covenant (2)

Hilton Head Beach Subdivision No. 1

Deed Book 74, Pages 305

HILTON HEAD COMPANY) STATE OF SOUTH CAROLINA COUNTY OF BEAUFORT

TO: DECLARATION ) WHEREAS, The Hilton Head Company, a Corporation organized and existing 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 desirous to make certain declarations concerning the said land in accordance with a 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 THEREFOR, in consideration of the premises, 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 Hilton Head Beach Subdivision No. 1, said land is more particularly 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 Hilton Head Beach Subdivision #1 and described as beginning at the Southeastern corner of A Street as shown on a plat of said Subdivision; thence Northeasterly along the front lot

lines of the lots fronting on the Atlantic Ocean in said Subdivision #1 500 feet; thence in a Southeasterly direction to the mean high water mark of the Atlantic Ocean; thence along the mean high water mark of the Atlantic Ocean approximately 500 feet to a point South 26°08' East of the point of beginning; thence North 26°08' West to the point of beginning.

(2) That the persons for whose 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 RETURN WHEREOF The Hilton Head Company has caused these Presents to be executed this 23<sup>rd</sup> day of March, 1953, by its President and its Secretary. THE HILTON HEAD COMPANY (SEAL) By J.B. FRASER  
President ATTEST: Fred C. Hack Secretary      Witnesses: Dinky B. Hendry      C. Sidney Hendry, Jr.

STATE OF SOUTH CAROLINA) PERSONALLY appeared before me Dinky B Hendry who, on oath, save that she COUNTY OF BEAUFORT      )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 the same, and the said Corporation, by said officers, seal said instrument, and, as its act and deed, deliver the same, and that she with C. Sidney Hendry, Jr. witnessed the execution thereof. Dinky B. Hendry, SWORN to before me this 24<sup>th</sup> day of March, 1953 (SEAL) C. Sidney Hendry, Jr. (L.S.) Notary Public for South Carolina,

Recorded & Certified April 1, 1953

Elvira G. Rodgers (signature)

Deputy C.C.C.P.

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THE HILTON HEAD COMPANY ) I, the undersigned, Secretary of the Hilton Head Company, hereby certify  
Re: RESOLUTION ) that the following resolution was passed and adopted at the meeting of the  
said corporation held on March 11, 1953. "Be it hereby resolved that the President of the Hilton Head  
Company and the Secretary of the Hilton Head Company be and they are hereby authorized and directed to  
execute any instrument or instruments declaring that certain area of land lying between the front lot lines of  
Hilton Head Beach Subdivision No. 1 and the mean high water mark of the Atlantic Ocean from the southern  
end of said subdivision to the northern end of said subdivision as shown on a plat recorded in the Office of the  
Clerk of Court for Beaufort County, South Carolina and northward from said subdivision for a distance of one  
thousand (1000) feet. Said area to be declared a common for the use and benefit of all present and future  
owners of property located in Hilton Head Beach Subdivision No. 1 and extension thereof and the said Hilton  
Head Company hereby authorizes and ratifies any instrument which the said officers may execute to carry out  
the terms, conditions and purposes hereof." FRED C. HACK Secretary, THE HILTON HEAD COMPANY

Recorded & Certified April 1, 1953

Elvira G. Rodgers (signature)

Deputy C.C.C.P.