

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

MASTER DEED AMENDMENT

THE GATHERINGS, INC.

TO

THE GATHERINGS HORIZONTAL
PROPERTY REGIME I

BEAUFORT COUNTY) RMC
ANNEXATION DECLARATION OF
) RECEIVED PHASES III, V, VIII, X, XI,
) XXIII, XXX, XXXI, XXXII, XXXVII
) AMENDMENT TO MASTER DEED
'85 FOR 11 AM 10 17

WHEREAS, on the 27th day of September, 1984, THE GATHERINGS, INC., hereinafter referred to as Grantor established THE GATHERINGS HORIZONTAL PROPERTY REGIME I by Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622, which said Master Deed and the Exhibits attached thereto are incorporated herein by this reference thereto; and

WHEREAS, the aforesaid Master Deed contained the plan of development and other matters necessary for a one hundred (100) phased condominium regime as required by Title 12, Chapter 31 of the Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, upon the recording of the aforesaid Master Deed by Grantor, Phase I was established and dedicated to the Regime; and

WHEREAS, in the aforesaid Master Deed, Grantor reserved the sole right to develop and submit Phases II (2) through C (100) to condominium ownership and to amend the provisions of said Master Deed, including the By-Laws and other Exhibits attached thereto; and

WHEREAS, the Grantor has heretofore dedicated Phase I by instrument filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622 to the plan of the Regime by Annexation Declaration and Amendments to Master Deed; and

WHEREAS, the Grantor has heretofore dedicated Phases II, IV, VI, VII, XII, XVI, XVII, XIX, XX, XXII, and XXXVII to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 711; and

WHEREAS, the Grantor has heretofore dedicated Phases XXV, XXVI, XXIX, XXXIII, XXXIV, XXXV, and XXXVI to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 406 at Page 333; and

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
600	41		157	

FILED IN DEED - M BOOK - PAGE 174E
FILED AT 101700 ON 03-11-85

WHEREAS, the Grantor has heretofore dedicated Phase XXVIII to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 408 at Page 702; and

WHEREAS, the Grantor has heretofore dedicated Phase XXXVIII to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 408 at Page 818; and

WHEREAS, the Grantor has heretofore dedicated Phases XV and XXIV to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 411 at Page 293; and

WHEREAS, the Grantor has heretofore dedicated Phases IX, XIII, XIV, XVIII and XXI to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 412 at Page 342; and

WHEREAS, in the aforesaid Master Deed, Grantor reserved the sole right to develop and submit Phases III, V, VIII, X, XI, XXIII, XXX, XXXI, XXXII, and XXXVII to condominium ownership and to amend the provisions of said Master Deed, including the By-Laws and other Exhibits attached thereto; and

WHEREAS, the Grantor is the owner, in fee simple absolute, of the real property and improvements, consisting of Phases III, V, VIII, X, XI, XXIII, XXX, XXXI, XXXII, and XXXVII of THE GATHERINGS, INC., as more particularly shown and described on Exhibit A hereto attached and by this reference made a part hereof, which property the Grantor does hereby subject by this Amendment, to the terms of the Master Deed of THE GATHERINGS HORIZONTAL PROPERTY REGIME I dated September 27, 1984 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622; and

WHEREAS, the Grantor has reallocated the undivided interest in the common elements in accordance with Section 27-31-100 of the Code of Laws of South Carolina, 1976, as it is shown on Exhibit D of the Master Deed hereinabove referred to.

NOW THEREFORE, and for this purpose, THE GATHERINGS, INC., hereby amends the Master Deed of THE GATHERINGS HORIZONTAL PROPERTY REGIME I recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622, as amended in Deed Book 404 at Page 711, as amended in Deed Book 406 at Page 333, as amended in Deed Book 408 at Page 702, as amended in Deed Book 408 at Page 818, as amended in Deed Book 411 at Page 293, as amended in Deed Book 412 at Page 342; as follows:

1. Phase III consisting of Unit 56, comprising 0.112 acres; Phase V consisting of Unit 57, comprising 0.013 acres; Phase VIII consisting of Unit 65, comprising 0.098 acres; Phase X consisting of Unit 68, comprising 0.242 acres; Phase XI consisting of Unit 69, comprising 0.159 acres; Phase XXIII consisting of Unit 38, comprising 0.173 acres; Phase XXX consisting of Unit 44, comprising 0.263 acres; Phase XXXI consisting of Unit 45, comprising 0.217 acres; Phase XXXII consisting of Unit 46, comprising 0.140 acres; and Phase XXXVII consisting of Unit 81, comprising 0.105 acres and all improvements thereon, is more fully described on Exhibit A attached hereto and by this reference made a part hereof is hereby incorporated into the Master Deed and the Regime.

2. As set forth in the Master Deed, the Grantor hereby reaffirms the reservation unto itself of certain rights, powers and authorities, including without limitation the right to further expand the condominium by adding all or any portion of the remaining additional land to the provisions of the Master Deed and to include same as part of the condominium.

3. Each of the words used in this Amendment to the Master Deed shall have the meaning given to each term in the Master Deed and By-Laws of the Condominium.

4. Except as modified by this Amendment, the Grantor ratifies and confirms all of the terms and provisions of the Master Deed and By-Laws of THE GATHERINGS HORIZONTAL PROPERTY REGIME I.

IN WITNESS WHEREOF, THE GATHERINGS, INC., has caused this Amendment to the Master Deed to be executed this 6th day of March, 1985.

SIGNED, SEALED AND DELIVERED

Pat M. Davis
[Signature]

THE GATHERINGS, INC.

BY: George Lintley
GEORGE LINTLEY

ATTEST: William H. Blount
WILLIAM H. BLOUNT

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

P R O B A T E

PERSONALLY appeared before me PAT M. DAVIS, who, on oath, says that she saw the within named THE GATHERINGS, INC., by GEORGE LUMLEY, its President, and WILLIAM H. BLOUNT, its Secretary, sign the within Amendment to the Master Deed and attest the same and the said Corporation, by said Officers, seal said Amendment to the Master Deed, and as its act and deed, deliver the same, and that she with SHERWOOD N. FENDER witnessed the execution thereof.


PAT M. DAVIS

SWORN TO before me this
6th day of March, 1985


SHERWOOD N. FENDER
Notary Public for South Carolina
My Commission Expires: 4-11-89

THE GATHERINGS HORIZONTAL PROPERTY REGIME I

EXHIBIT A

ALL those certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being more particularly shown and described as Phase III containing 0.112 acres, Phase V containing 0.013 acres, Phase VII containing 0.098 acres, Phase X containing 0.242 acres, Phase XI containing 0.159 acres, Phase XXIII containing 0.173 acres, Phase XXX containing 0.263 acres, Phase XXXI containing 0.217 acres, Phase XXXII containing 0.140 acres, and Phase XXXVII containing 0.105 acres in THE GATHERINGS HORIZONTAL PROPERTY REGIME I on a plat prepared by Sea Island Engineering, Inc., Benjamin Wilson, R.L.S., dated September 14, 1984 and revised November 28, 1984 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 32 at Page 173. For a more detailed description as to metes and bounds, courses and distances of said phases, reference is craved to the above referred to plat of record.

This property is a portion of the property conveyed to THE GATHERINGS, INC., by deed of Winifred U. Blount dated May 17, 1983 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 370 at Page 168, by deed dated May 1, 1984 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 394 at Page 403 and by deed dated September 21, 1984 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 881.

RECORDED THIS 15th DAY
OF March 1985
IN BOOK Q PAGE 215
FEES, \$
Henry A. Wilson
AUDITOR, BEAUFORT COUNTY, S. C.
Auditor County

Fender
FILED IN DEED - M BOOK 414 PAGE 175.
FILED AT 100700 ON 03/11/85 64620
BOOK NUMBER 414 PAGES 1749- 1752
FILING FEE 5.00
STATE STAMPS .00
COUNTY STAMPS .00
TOTAL FEES 5.00
HENRY WILSON
CLERK OF COURT - BEAUFORT COUNTY, SC