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Brooks

FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
LAKES ESTATES HPR  
ADDING PHASE II

BEAUFORT COUNTY SC- ROD  
BK 02628 PGS 0887-0894  
DATE: 09/20/2007 10:33:45 AM  
INST # 2007070740 RCPT# 510805

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF LAKES ESTATES HPR (the "**First Amendment**"), is made as of September 13, 2007, by Lake Estates, LLC, A South Carolina Limited Liability Company, its successors and assigns ("**Lake Estates**").

WITNESSETH:

**WHEREAS**, Lake Estates is the Grantor (the "**Grantor**") described in that certain Declaration of Condominium of Lake Estates HPR recorded July 31, 2007, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2605 at Page 429 (the "**Condominium Declaration**"); and

**WHEREAS**, Grantor is the owner of the Property described as Phase 2 of Parcel I, a portion of Tract 6, Hampton Lake, on a survey prepared by Mack W. Thomas, III, SCPLS No. 14531 of Coastal Surveying Company, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 120 at Page 179; and

**WHEREAS**, Grantor wishes to submit all of Phase II to condominium ownership and to be added to the Condominium in accordance with the provisions of Article III, Section 3.6.1 and 3.6.2 of the Declaration of Condominium.

NOW THEREFORE, in consideration of the foregoing, the Declaration of Condominium is hereby amended as set forth herein.

1. **Recitals.** The foregoing recitals are true and correct and are incorporate by this reference.
2. **Effective Date.** The Effective Date of this Amendment shall be the date of recording.
3. **Amendment.**
  - a. Developer does hereby declare and submit to condominium ownership the Property described as Phase II on Exhibit "A", (including, without limitations, Units 1472 and 1473, as set forth in Exhibit "A", consisting of the legal description, and survey for Phase II attached hereto and incorporated herein, making said Phase II, a part of the Condominium and of the Condominium Property of Lake Estates HPR a copy of the asbuilt survey attached as Exhibit "C".
  - b. The ownership in Common Elements, Common Surplus and Common Expenses attributable to each Unit on the addition of Phase II is reflected on Exhibit "B" to this First Amendment. When Phase II is completed and declared a part of this Condominium, each Unit's share, together with all Units previously declared to be a part of this Condominium, will be calculated in accordance with each Unit's ownership interest, as provided in said page of Exhibit "B".

Thomas L. Brooks, LLC

ADD DMP Record 10/9/2007 04:33:05 PM  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R614	029	000	1268	0000	00

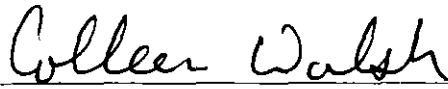
- c. Verification that the Units were construction according to the Floor Plans attached to the Master Deed as shown on the Architect's Certificate attached hereto as Exhibit "D".
4. **Capitalized Terms.** All capitalized terms shall have the same meanings as defined in the Condominium Declaration unless otherwise defined herein.
5. **No Other Changes.** Except as expressly modified herein, all other provisions of the condominium Declaration are hereby ratified and confirmed.
6. **Owner Acceptance and Ratification.** By acquisition of title to a Unit or Units subject to the Condominium Declaration as amended by this First Amendment, each Unit Owner thereby irrevocably ratifies, approves and affirms all provision of the Condominium Declaration, as modified by this First Amendment.


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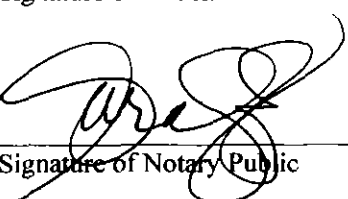
IN WITNESS WHEREOF, the Grantor has caused the foregoing First Amendment to Declaration of Condominium to be executed by its undersigned, duly authorized signatories on the date set forth above.

WITNESSES:

LAKES ESTATES, LLC,  
A South Carolina Limited Liability Company

  
\_\_\_\_\_  
Signature of Witness

  
\_\_\_\_\_  
By: Warren E. Flick, Manager

  
\_\_\_\_\_  
Signature of Notary Public

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF BEAUFORT )

ACKNOWLEDGMENT

I, Sarah B. Rees, a Notary Public for the aforesaid State, do hereby certify that **Warren E. Flick, Manager of Lake Estates, LLC, a South Carolina Limited Liability Company**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13th day of September, 2007.


  
\_\_\_\_\_  
(Signature of Notary Public and Seal)  
Notary Public for SC  
My Commission Expires: 4/24/16

EXHIBIT "A"

DESCRIPTION OF PROPERTY

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, Bluffton Township, Town of Bluffton, State of South Carolina known as Phase 2 of Tract 6 Parcel 1 Hampton Lake as more particularly shown on the plat prepared by Coastal Surveying Co., Inc., Mack W. Thomas III, S.C.P.L.S #14531 dated August 31, 2007 and recorded in Record Plat Book 121 at Page 140 Office of the Register of Deeds for Beaufort County, South Carolina.

EXHIBIT "B"

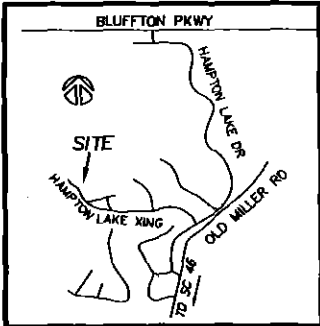
DESCRIPTION OF PERCENTAGE INTEREST IN COMMON ELEMENTS

PHASE I:

<u>Residence NUMBER</u> <u>ELEMENTS</u>	<u>STATUTORY VALUE</u>	<u>PERCENTAGE INTEREST IN COMMON</u>
1468	\$699,000	15.051%
1469	\$849,000	18.283%
1470	\$699,000	15.051%
1471	\$849,000	18.283%
1472	\$699,000	15.051%
1473	\$849,000	18.283%
Total	\$4,644,000	100%

EXHIBIT "C"

As Built survey prepared by Coastal Surveying Co., Inc. by Mack W. Thomas III, S.C.P.L.S.  
#14531 dated August 31, 2007 and recorded in Plat Book 121 at Page 140 office of the Register  
of Deeds for Beaufort County, South Carolina a copy of which is attached.



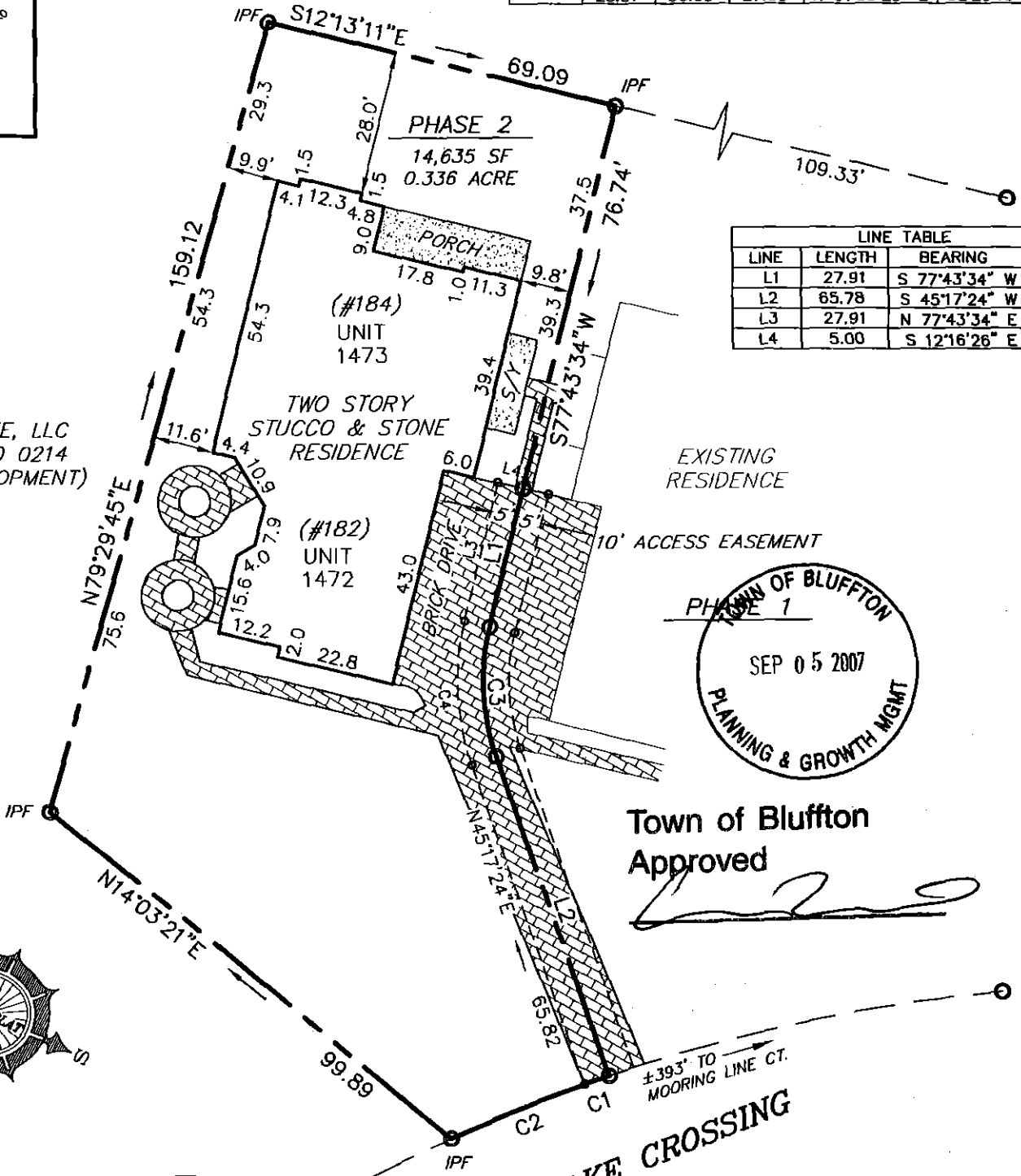
VICINITY MAP  
NOT TO SCALE

N/F  
HAMPTON LAKE, LLC  
R614 037 000 0214  
(LAKE)

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	5.00'	325.00'	5.00'	N 45°09'03" W	0°52'53"
C2	27.84'	325.00'	27.83'	N 48°02'44" W	4°54'28"
C3	25.48'	45.00'	25.14'	S 61°30'29" W	32°26'10"
C4	28.31'	50.00'	27.93'	N 61°30'29" E	32°26'10"

N/F  
HAMPTON LAKE, LLC  
R614 037 000 0214  
(FUTURE DEVELOPMENT)

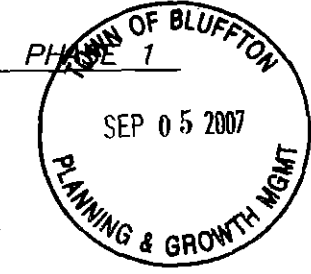
BEAUFORT COUNTY SC-ROD  
BK 00121 PG 0140  
DATE: 09/06/2007 01:17:54 PM  
INST # 2007067560 RCPT# 508670



LINE TABLE		
LINE	LENGTH	BEARING
L1	27.91	S 77°43'34" W
L2	65.78	S 45°17'24" W
L3	27.91	N 77°43'34" E
L4	5.00	S 12°16'26" E

EXISTING  
RESIDENCE

10' ACCESS EASEMENT



Town of Bluffton  
Approved



REFERENCE PLAT:  
A SUBDIVISION PLAT OF PARCEL 1, TRACT 6,  
HAMPTON LAKE BY COASTAL SURVEYING CO.  
RECORDED IN PLAT BOOK 120, PAGE 179

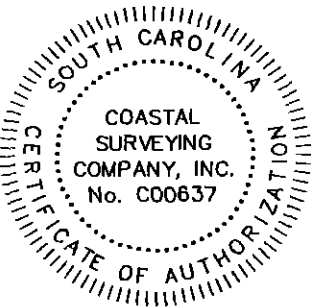
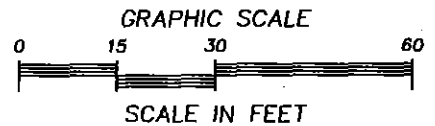
NOTES:

1. THIS PARCEL IS LOCATED IN FLOOD ZONE "C", NO B.F.E. REQUIRED PER F.I.R.M. PANEL 0080-D, COMMUNITY NO. 450025, REVISED 9/29/86.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. PROPERTY CORNER LOCATIONS FALLING IN THE BRICK DRIVE ARE MARKED WITH A CHISELED "X".

HAMPTON LAKE CROSSING  
50' R/W

PARENT A.P.N.  
R614-029-000-1268

LEGEND	
IPF	IRON PIN (OLD) FOUND
(#XXX)	MAILING ADDRESS
S/Y	SERVICE YARD



SCALE: 1" = 30'  
DATE: 8/31/07  
FIELD CK: RB  
DRAWN BY: JDB  
OFFICE CK: MT  
JOB#: 41404-19A

PREPARED FOR:  
LAKE ESTATES, LLC

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Mack W. Thomas* 8/31/07  
MACK W. THOMAS III  
S.C.P.L.S. 14531

A CLOSING PLAT OF  
LAKE ESTATES HPR  
PHASE 2, BUILDING 19-A

A PORTION OF  
PARCEL 1, TRACT 6  
HAMPTON LAKE  
TOWN OF BLUFFTON, BEAUFORT COUNTY  
SOUTH CAROLINA

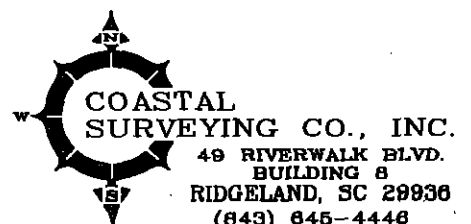


EXHIBIT "D"

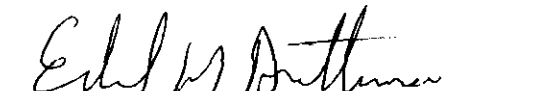
ARCHITECT'S CERTIFICATE

This is to certify that, to the best of the knowledge of the undersigned, Phase II of Lake Estates Horizontal Property Regime, consisting of two (2) residences number as follows: 1472 and 1473, have been built substantially in accordance with the Floor Plans more particularly described in Exhibit "B" attached to this Master Deed, except for minor variations which are customary in projects of this nature.



Robert L. Norman, AIA  
21 West Park Avenue  
Savannah, GA 31401  
S.C. Registered Architect

SWORN to before me this 10 day  
Of November, 2007.

  
Notary Public for the State of Georgia  
My Commission Expires: \_\_\_\_\_

**EDWARD M. BUTTIMER**  
Notary Public, Chatham County, GA  
My Commission Expires August 8, 2008