

BEAUFORT COUNTY SC - ROD
BK 3859 Pgs 2399-2406
FILE NUM 2020022332
04/30/2020 02:25:35 PM
REC'D BY fjenkins RCPT# 973196
RECORDING FEES \$25.00

**SIXTEENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
LAKE ESTATES HPR**

THIS SIXTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF LAKE ESTATES HPR (the "Sixteenth Amendment") is made as of the 27th day of April, 2020, by LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., a South Carolina non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Lake Estates, LLC, a South Carolina limited liability company ("Lake Estates") is the Grantor described in that certain Declaration of Condominium of Lakes (sic) 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 "Master Deed"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase II by First Amendment to Declaration of Condominium of Lake Estates HPR adding Phase II dated September 13, 2007, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2628 at Page 887 ("First Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase III by Second Amendment to Declaration of Condominium of Lake Estates HPR adding Phase III dated October 31, 2007, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2648 at Page 1012 ("Second Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase IV by Third Amendment to Declaration of Condominium of Lake Estates HPR adding Phase IV dated November 7, 2007, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2648 at Page 1020 ("Third Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase V by Fourth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase V dated January 25, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2687 at Page 2483 ("Fourth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase VI by Fifth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase VI dated March 3, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2707 at Page 58 ("Fifth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase VII by Sixth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase VII dated April 17, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South

Carolina, in Book 2712 at Page 1288 and re-recorded in Book 2729 at Page 2534 ("Sixth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase VIII by Seventh Amendment to Declaration of Condominium of Lake Estates HPR adding Phase VIII dated July 1, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2743 at Page 718 ("Seventh Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase IX by Eighth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase IX dated July 1, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2743 at Page 727 ("Eighth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase X by Ninth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase X dated November 20, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2786 at Page 586 ("Ninth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed to add Phase XI by and alter the sequence of development within the Regime by that certain Tenth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase XI dated March 31, 2009, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2828 at Page 2306 ("Tenth Amendment"); and

WHEREAS, Lake Estates amended the Master Deed by adding Article XXIII Mortgagee Provisions to the Master Deed by that certain Eleventh Amendment to Declaration of Condominium of Lake Estates HPR dated June 27, 2009, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 2861 at Page 161 ("Eleventh Amendment"); and

WHEREAS, by virtue of that certain Deed in Lieu of Foreclosure by Lake Estates to RL REGI Lake E, LLC dated June 21, 2011, recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 3071 at Page 3339, and Assignment of Grantor's Rights and Supplement to the Declaration of Condominium for Lakes (sic) Estates Horizontal Property Regime dated June 27, 2011 and, recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 3070 at Page 2392 RL REGI-SC LAKE E, LLC has become and is the Grantor under the Declaration of Condominium; and

WHEREAS, Grantor amended the Master Deed to add Phase XII by Twelfth Amendment to Declaration of Condominium of Lake Estates HPR adding Phase XII dated September 23, 2011, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 03090 at Page 1731 ("Twelfth Amendment"); and

WHEREAS, Grantor and the Association amended the Master Deed by Thirteenth Amendment to Declaration of Condominium of Lake Estates HPR dated January 17, 2012, and

recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 03118 at Page 0222 ("Thirteenth Amendment"); and

WHEREAS, Grantor and the Association amended the Master Deed by Fourteenth Amendment to Declaration of Condominium of Lake Estates HPR Dated January 11, 2014, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 03311 at Page 1883 ("Fourteenth Amendment"); and

WHEREAS, the Association amended the Master Deed by Fifteenth Amendment to Declaration of Condominium of Lake Estates HPR dated December 15, 2016, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3706 at Page 1151 (Fifteenth Amendment"); and

WHEREAS, the Association desires to further amend the Master Deed as set out below.

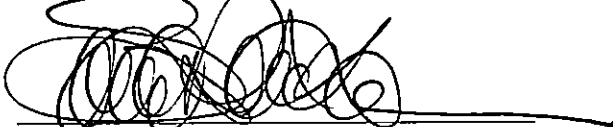
NOW THEREFORE, in consideration of the foregoing, the Master Deed is hereby amended as set forth herein.

1. Recitals. The foregoing recitals are true and correct and are incorporated by this reference.
2. Effective Date. The Effective Date of this Amendment shall be the date of recording.
3. Submittal of Property. The real property described on Exhibit "A" attached hereto is hereby submitted to the provisions of the Horizontal Property Act of South Carolina to be governed by and subject to the provisions of the Master Deed, making such property a part of the Condominium. The submitted property shall constitute a portion of the Common Elements.


[Signature Page Follows]

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

WITNESSES:

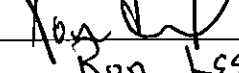


Signature of Witness



Signature of Witness

**LAKE ESTATES PROPERTY OWNERS
ASSOCIATION, INC.**

By: 
Name: Ron Lee
Its: President

[Corporate Seal]

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

ACKNOWLEDGMENT

I, Robert L. McCorkle, III a Notary Public for the aforesaid State, do hereby
certify that Ron Lee, as President for **LAKE ESTATES PROPERTY
OWNERS ASSOCIATION, INC.**, personally appeared before me this day and acknowledged
the due execution of the foregoing instrument.

Witness my hand and official seal this 27th day of April, 2020.



(Signature of Notary Public and Seal)

Notary Public for Chatham County, Georgia
My Commission Expires: November 8, 2022

Exhibit "A"

A portion of that certain piece, parcel, or lot of land, together with improvements thereon, situate, lying, and being in the County of Beaufort, State of South Carolina, being shown and designated as two strips of land approximately twelve (12') feet in width on along the northern and southern boundaries of Phase 17, Parcel 1272. The northern boundary adjoins Parcel 1701 and the southern boundary adjoins Parcel 1271. The property conveyed is as shown on the Plat prepared by T Square Surveying for Executive Construction Homes, Inc. titled **"A Proposed Reconfiguration of Parcels 1272, 1701 and 1271 Mooring Line Place, District 614, Tax Map 29, Hampton Lake, Town of Bluffton, Beaufort County, South Carolina"** and recorded in the Office of the Register of Deeds for Beaufort County on April 20, 2020 in Book 153 at Page 192. Reference to said plat is hereby craved for a more complete and accurate description as to metes, bounds, courses and distances. The property being conveyed is identified on said plat as "Area to Be Deeded to Parcel 1701 and Area to be Deeded to Parcel 1271 and is further described as the area between the lines identified as "Old Line to be Abandoned" and "New Lot Line" on the northern and southern boundaries of Phase 17. A copy of said Plat is attached hereto as Exhibit "A".

This being a portion of the property conveyed to Executive Construction Homes, LLC, a South Carolina limited liability company by Deed of Lake Estates, LLC dated June 21, 2011 and recorded July 19, 2011 in the ROD Office for Beaufort County in Book 3071 at Page 3339.

TMS# (portion of) R614 029 000 1272 0000

Plat recorded in ROD Office for Beaufort County in Book 153 Page 192

AND ALSO;

A portion of that certain piece, parcel, or lot of land, together with improvements thereon, situate, lying, and being in the County of Beaufort, State of South Carolina, being shown and designated as a strip of land approximately twelve feet (12') in width on the east / southeast side of Phase 13 where it adjoins Phase 7 as shown on the Plat prepared by T Square Surveying for Executive Construction Homes, LLC, titled **"A Boundary Reconfiguration of Phase 18, Phase 13 & Phase 7 Hampton Lake Crossing, a Portion of, Hampton Lake, Town of Bluffton, Beaufort County, South Carolina"** and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on April 20, 2020 in Book 153 at Page 191. Reference to said plat is hereby craved for a more complete and accurate description as to metes, bounds, courses and distances. The property being conveyed is identified on said plat as "Area to be Deeded to Parcel 1270" and is further described as the area between that line identified as "Old Line to be Abandoned" and the "New Lot Line". A copy of said Plat is attached hereto as Exhibit "B".

This being a portion of the property conveyed to Executive Construction Homes, LLC, a South Carolina limited liability company by Deed of RL REGI-SC Lake E, dated February 9, 2018 and recorded March 9, 2018 in the ROD Office for Beaufort County in Book 3644 at Page 2613.

TMS# (portion of) R614 029 000 1653

Plat recorded in ROD Office for Beaufort County in Book 153 and page 191

Exhibit "A"

Executive Construction Homes, LLC - Owner of Ph 17, Parcel 1272

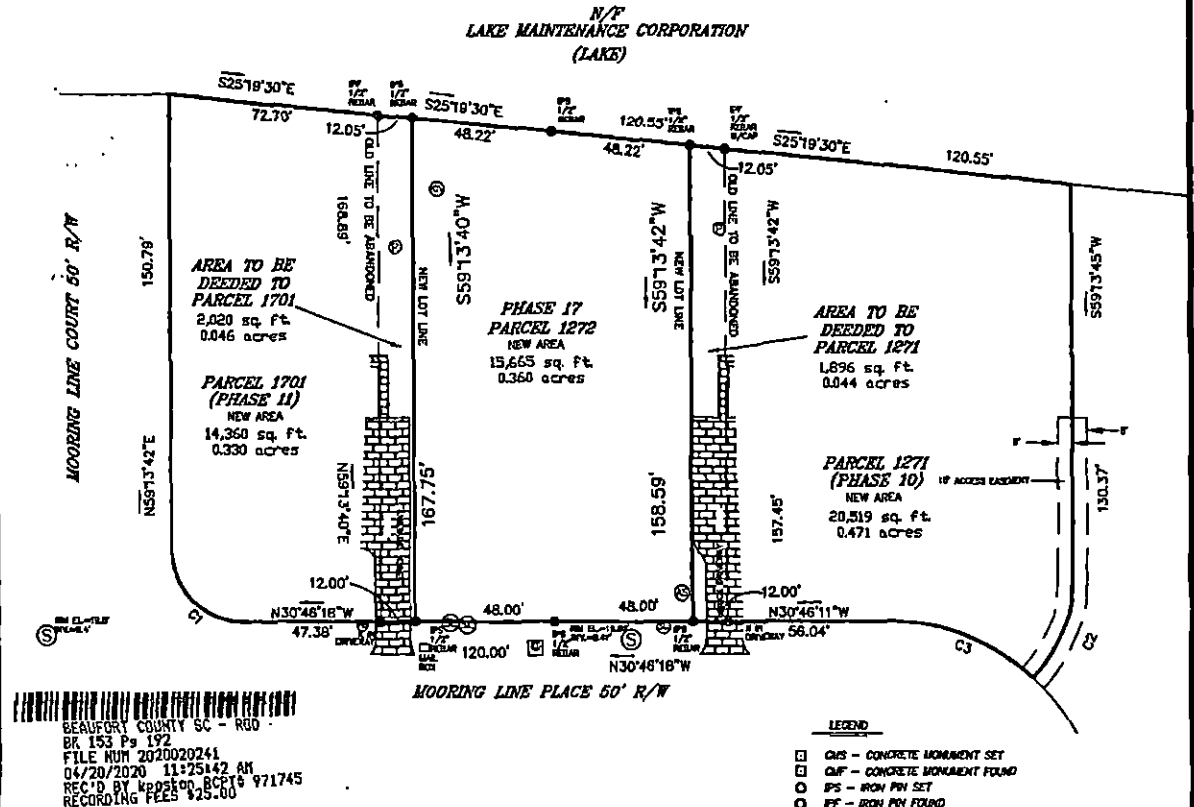
By: Eddie Yandle, Member

Lake Estates Property Owners Association, Inc. - Owner of Ph 11,
Parcel 1701 and Ph 17, Parcel 1272

By: Ron Lee, President

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	39.28	25.00	35.36	S14°13'42"W	90°00'54"
C2	38.35	50.00	37.42	N81°12'14"E	43°38'59"
C3	54.67	75.00	53.47	N09°53'13"W	41°46'02"

LOCATION MAP NOT TO SCALE



BEAUFORT COUNTY SC - R00
BK 153 Pg 192
FILE NUM 2020020241
06/20/2020 11:25:42 AM
REC'D BY KROSTON, BCP 971745
RECORDING FEES \$25.00

Town of Bluffton

APR 15 2020

Planning & Growth Mgmt

TOWN OF BLUFFTON

APPROVED

- NOTES:**
1. According To FEMA Flood Insurance Rate Map # 450025 0080 D This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
 2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
 3. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

DIST. 614, MAP 29, PARCELS 1272, 1701 & 1271

REFERENCE PLAT(S)
PLAT BOOK 130 AT PAGE 86

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
EXECUTIVE CONSTRUCTION HOMES INC.

REVISED 8/7/2019 TO
RECONFIGURE DIVISION.

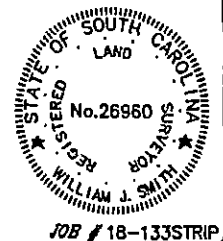
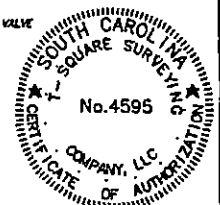
DATE: MARCH 5, 2019

T-SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Box 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquarehargray.com
Phone 843-757-2650 Fax 843-757-5758

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & 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 AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.

WILLIAM J. SMITH, PLS # 26960

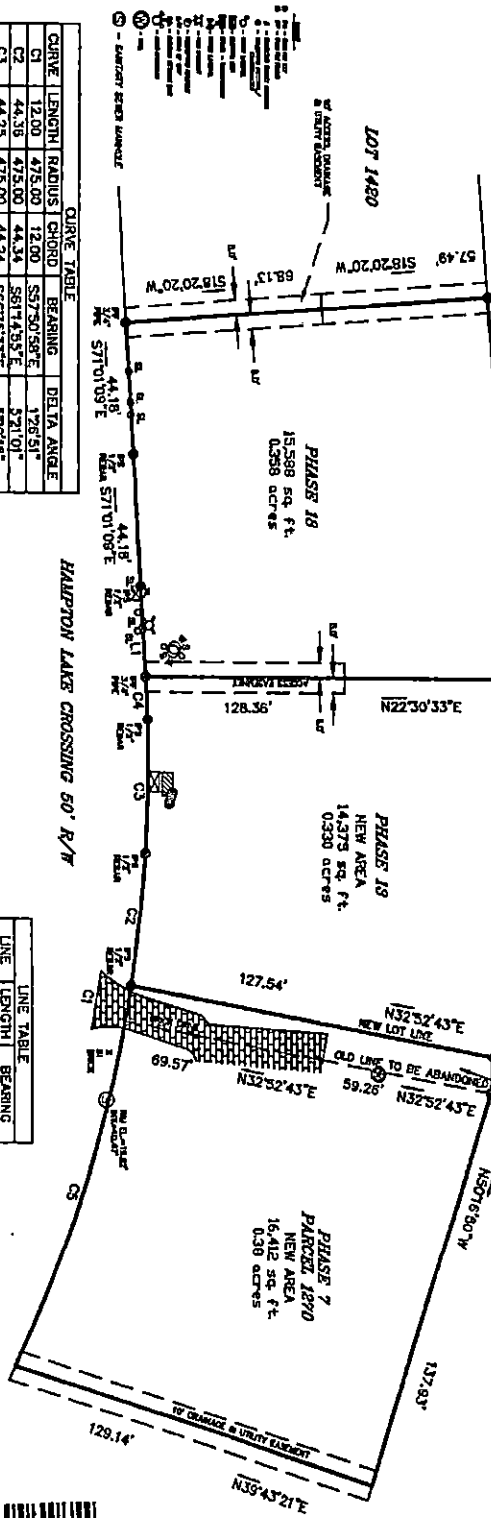
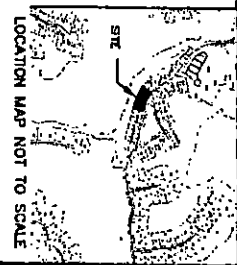


on the plat and request that the County and Town approve the same.
Executive Construction Homes, LLC - Owner of Ph 13, Parcel 1653

By: Eddie Yandle, Member

Lake Estates Property Owners Association, Inc. - Owner of Ph 7,
Parcel 1270

By: Ron Lay, President



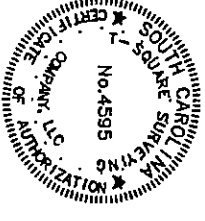
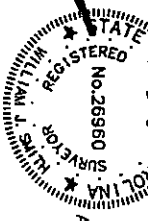
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	12.00	475.00	12.00	S57°50'59\"E	176°51'
C2	44.36	475.00	44.34	S81°14'35\"E	521°01'
C3	44.23	475.00	44.24	S66°35'33\"E	520°16'
C4	14.44	475.00	14.44	S70°07'56\"E	174°28'
C5	122.83	475.00	122.58	S48°42'23\"E	144°40'

LINE	LENGTH	BEARING
L1	28.71	S71°01'09\"E
L2	23.89	N72°18'15\"W
L3	2.46	N83°57'45\"W
L4	24.56	N83°57'45\"W
L5	12.08	N83°57'45\"W

Town of Bluffton
APPROVED
Planning & Construction
MARCH 5, 2019
APR 15 2020

SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.L. Brewer 330
139 Burnt Church Road
Bluffton, SC 29910
Phone 843-757-2550 Fax 843-757-5758

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SURVEYING MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND DOES NOT EXCEED THE REQUIREMENTS FOR A CLASS A SURVEY OR EXCEEDS THE AS SPECIFIED THEREIN.
ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY LINES SHOWN HEREON.



A BOUNDARY RECONFIGURATION OF PHASE 18, PHASE 13 & PHASE 7 HAMPTON LAKE CROSSING, A PORTION OF HAMPTON LAKE, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.
EXECUTIVE CONSTRUCTION HOMES, LLC
THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
PLAT BOOK 126 AT PAGE 199
1\"=40 FEET
108 #18-134STRIP

BEAUFORT COUNTY SC - ROD
BOOK 153 PAGE 191
FILE NUM 2020020240
04/20/2020 11:25:42 AM
REC'D BY KROSTON, RICKY
RECORDING FEES \$25.00