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Johnson, Barry
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RECORDED
2012 Jan -20 09:24 AM
Sharon Q. Burris
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC- ROD
BK 03108 PGS 3281-3282
DATE: 12/30/2011 09:14:13 AM
INST # 2011066379 RCPT# 664690

FOURTH AMENDMENT TO MASTER DEED OF THE SEA CREST CONDOMINIUM HORIZONTAL PROPERTY REGIME

THIS FOURTH AMENDMENT TO MASTER DEED OF THE SEA CREST CONDOMINIUM HORIZONTAL PROPERTY REGIME ("Amendment"), pursuant to the provisions of Section 27-3-10, et seq., *South Carolina Code of Laws, 1976*, as amended, is made and executed in Beaufort County, South Carolina, as of the 23rd, day of December, 2011, by **THE SEA CREST DEVELOPMENT COMPANY,** a South Carolina Corporation ("Declarant").

WHERESAS, Declarant established The Sea Crest Condominium Horizontal Property Regime ("Regime") by Master Deed dated December 3, 1996, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Official Records Book 905, Page 2113 ("Master Deed"); and

WHEREAS, Declarant amended said Master Deed by filing of a First Amendment to Master Deed dated August 31, 1998, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Official Records Book 1080, Page 2458; and

WHEREAS, Declarant further amended said Master Deed by filing of a Second Amendment to Master Deed dated March 4, 1999, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Official Records Book 1144, Page 2108; and

WHEREAS, Declarant further amended said Master Deed by filing of a Third Amendment to Master Deed dated August 17, 1999, and recorded August 23, 1999, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Official Record Book 1206, Page 2203; and

WHEREAS, said Master Deed reserved to Declarant the right to further amend said Master Deed; and

WHEREAS, Declarant now desires to amend the Master Deed in certain particulars;

NOW THEREFORE, The Sea Crest Development Company hereby publishes and declares that the Master Deed for The Sea Crest Condominium Horizontal Property Regime is hereby amended as follows:

Pursuant to the provisions of Section 9 of the Master Deed, the Declarant hereby amends the Master Deed as follows:

1. Section 9.1 is hereby amended to delete "December 31, 2011" from the second line and replace it with "December 31, 2021".
2. Section 9.1 is hereby amended to add the following section (c):
   "(c) Declarant shall have the right to convert any or all Commercial Units, in whole or in part, to Residential Units, due to the lack of commercial feasibility, as to be determined at Declarant's sole discretion."

ADD DMP Record 1/12/2012 12:45:36 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R552	018	000	0011	0000	00

3. Except as set forth above the Master Deed and the Amendments thereto remain in full force and effect and unchanged hereby.

IN WITNESS WHEREOF, this Fourth Amendment to Master Deed has been executed as the day and year first above written.

Signed, sealed and delivered
In the presence of:

THE SEA CREST DEVELOPMENT COMPANY, a South Carolina Corporation

By: _____

Its: Vice President

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The undersigned notary public does hereby certify that Robert L. Graves, as Vice President of The Sea Crest Development Company, a South Carolina Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 29 day of December, 2011.

Notary Public for South Carolina
My Commission Expires: March 03, 2019

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