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**SIXTH AMENDMENT TO MASTER DEED
OF THE SEACREST CONDOMINIUM
HORIZONTAL PROPERTY REGIME**

THIS SIXTH AMENDMENT TO MASTER DEED OF THE SEACREST CONDOMINIUM HORIZONTAL PROPERTY REGIME ("Sixth Amendment"), is made and executed by The SeaCrest Property Owners Association, Inc. as of the 25 day of May, 2018.

WHEREAS, The SeaCrest Condominium Horizontal Property Regime ("Regime") was established pursuant to a Master Deed granted and declared by The Sea Crest Company, as Declarant thereunder, dated December 3, 1996 and recorded in the Register of Deeds Office for Beaufort County, South Carolina in Book 905 at Page 2113 ("Master Deed"); and

WHEREAS, the Master Deed was amended by the filing of the First Amendment to Master Deed dated August 31, 1998 and recorded in the Register of Deeds Office for Beaufort County, South Carolina in Book 1080 at Page 2458 (the "First Amendment"); and

WHEREAS, the Master Deed was further amended by the filing of the Second Amendment to Master Deed dated March 4, 1999 and recorded in the Register of Deeds Office for Beaufort County, South Carolina in Book 1144 at Page 2108 (the "Second Amendment"); and

WHEREAS, the Master Deed was further amended by the filing of the Third Amendment to Master Deed dated August 23, 1999 and recorded in the Register of Deeds Office for Beaufort County, South Carolina in Book 1206 at Page 2203 (the "Third Amendment"); and

WHEREAS, The Master Deed was further amended by the filing of the Fourth Amendment to Master Deed dated as of December 23, 2011 and recorded in the Register of Deeds Office for Beaufort County, South Carolina in Book 3108 at Page 3281, which was subsequently rescinded *ab initio* by the Order of Marvin H. Dukes, III, Master in Equity for Beaufort County, South Carolina filed July 19, 2016; and

WHEREAS, the Master Deed was further amended by the filing of the Fifth Amendment to Master Deed dated November 2, 2017 and recorded in the Register of Deeds Office for Beaufort County, South Carolina in Book 3619 at Page 3322 (the "Fifth Amendment"); and

WHEREAS, Section 9.2 of the Master Deed provides that the Master Deed may be amended by resolution adopted by the affirmative vote of the Owners of all (one hundred percent) of the voting interests; and

WHEREAS, by referendum (“Referendum”) the Owners of One Hundred (100%) Percent of the voting interests, including The Sea Crest Development Company (the Declarant of the Master Deed) affirmatively adopted a resolution to amend the Master Deed to permit the modifications and conversions of certain Commercial Units into additional Residential Units in accordance with various agreed and stated conditions as set forth in that certain Commercial to Residential Conversion Agreement, dated February 3, 2017 (the “Conversion Agreement”), entered into by and between The SeaCrest Property Owners Association, Inc. (“POA”) and The Sea Crest Development Company (“SDC”), the terms of which expressly survive the recording of this Sixth Amendment; and

WHEREAS, that Referendum was ratified and adopted by the Board of Directors of the POA and Regime (being the same Board of Directors for both) by unanimous vote at a duly-noticed meeting on July 18, 2017, and

WHEREAS, Section 5.1(c)(ix) of the Master Deed provides that no owner shall make changes to the exterior of the Regime Buildings, change any color of the exterior, or otherwise undertake any structural work on the exterior of any Regime Building without first obtaining the written permission of the POA; and

WHEREAS, Section 9.2(b) of the Master Deed provides that no amendment to the Master Deed shall be effective without the consent of the Declarant so long as the Declarant owns any Unit, and

WHEREAS, The SDC was and is the Declarant and owns certain Units within the Regime, and has joined in this Sixth Amendment for the purpose of confirming its consent hereto; and

WHEREAS, this Sixth Amendment is being recorded to incorporate changes necessary to accommodate the provisions of the said Commercial to Residential Conversion Agreement.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that, in accordance with and in fulfillment of the foregoing, the Master Deed for The SeaCrest Condominium Horizontal Property Regime is hereby further amended as follows:

1. The foregoing Recitals are here fully incorporated as if set forth completely herein.
2. In accordance with the provisions of the Conversion Agreement, Commercial Unit 2CU4 has been converted to residential use and divided into two Residential Units generally referred to as LV Units described below and are hereby designated with new Unit numbers as:

<u>Old Commercial Unit Number</u>	<u>New Residential Unit Number</u>
2CU4 (Lower floor)	LV1
2CU4 (Upper floor)	LV2

3. Also in accordance with the Conversion Agreement, Commercial Units 2CU5 and 2CU6 have been converted to residential use and are hereby designated with new Unit numbers as:

<u>Old Commercial Unit Number</u>	<u>New Residential Unit Number</u>
2CU5	LVGS1
2CU6	LVGS2

4. SDC has converted the restaurant office space on the second floor identified as Unit 2CU3 into storage space for the LV2 and LVGS2 combination, and Unit 2CU3 shall remain a part of LV2 and LVGS2 and may not be conveyed separately.

5. The Percentage Interest for Unit 2CU3 as noted in the Fifth Amendment was incorrect, and the correct Percentage Interest is 0.000963689. This Percentage Interest only applies if Unit 2CU3 is ever converted to living space which will require the review and approval of the Regime. The Assumed Percentage Interest as defined in number 8 below is calculated based on Unit 2CU3 being specifically used for storage. As long as Unit 2CU3 is used as storage space, the Assessments due on 2CU3 are included in the Assumed Percentage Interest identified in paragraph 8 below.

6. The Statutory Value and Percentage Interest assigned to Residential Units LV1, LV2, LVGS1 and LVGS2 are apportioned as follows:

<u>Residential Unit Number</u>	<u>Statutory Value</u>	<u>Percentage Interest</u>
LV1	\$216,657.50	0.004818499
LV2	\$216,657.50	0.004818499
LVGS1	\$131,125.00	0.002916242
LVGS2	\$156,981.00	0.003491284

7. LV Residential Units. The number, location, vertical location, dimension, area and design of each of the LV Residential Units are as set forth in the attached building plans prepared by Group 3 Design, dated December 20, 2017, and recorded with this Sixth Amendment as set forth in Exhibit "A" (the "LV Plans"). The LV Units are briefly described as follows:

- A. Unit LV1 is a new Residential Unit created from the lower floor of the former Commercial Unit 2CU4 modified and converted to a Residential Unit or LV Unit, consisting of two master bedroom suites and a guest suite, with kitchen, living room area, and covered veranda along with Unit

LVGS1 which is a separate guest suite apartment. Unit LV1 consists of approximately 2,896.5 square feet. Unit LVGS1 consists of approximately 877 square feet. Unit LVGS1 shall remain a part of Unit LV1 and may not be conveyed separately from Unit LV1.

- B. Unit LV2 is a new Residential Unit created from the upper floor of the former Commercial Unit 2CU4 modified and converted to a Residential Unit or LV Unit, consisting of two master bedroom suites and a guest suite, with kitchen, living room area, and covered veranda along with Unit LVGS2 which is a separate guest suite apartment and 2CU3 storage space as defined above. Unit LV2 consists of approximately 2,896.5 square feet. Unit LVGS2 consists of approximately 1,131 square feet. Unit LVGS2 and Unit 2CU3 shall remain a part of Unit LV2 and may not be conveyed separately from Unit LV2.

- 8. Section 4.4, Apportionment, of the Master Deed is amended to read as follows:

“4.4 Apportionment. Common surplus shall be owned and Association expenses (except for Association Assessments which shall be borne equally by each Owner) shall be distributed and allocated among and be the obligation and liability of the Owners in property to their respective Percentage Interests, except with regard to the newly converted and created LV Residential Units which shall pay Assessments by using Assumed Percentage Interests as follows:

<u>New Residential Unit Numbers</u>	<u>Assumed Percentage Interests</u>
LV1 & LVGS1	0.01426904
LV2 & LVGS2 & 2CU3	0.01673484”

- 9. The LV Residential Units shall have all of the same rights, privileges and obligations of all of the other Residential Units. The Percentage Interest shown in paragraph 4 of this Sixth Amendment shall be used for all purposes except for the payment of Assessments which will be calculated for the LV Units based on the Assumed Percentage Interest set forth in paragraph 6 of this Sixth Amendment.

- 10. An Architect’s Certificate is attached hereto as Exhibit “B”.

- 11. Except as expressly modified herein, or by the First, Second, Third Amendment and Fifth Amendment to the Master Deed, the terms and provisions of the Master Deed for The SeaCrest Condominium Horizontal Property Regime remain in full force and effect and can only be further amended in accordance with the terms and provisions thereof and by the terms and provisions of the Referendum.

EXHIBIT "A"

Horizontal Location, Vertical Location, and Floor Plans

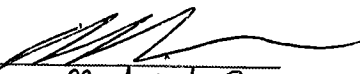
The components of this Exhibit are recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 149 at Page 69.

EXHIBIT "B"

ARCHITECT'S CERTIFICATE

Pursuant to Section 27-31-10, South Carolina Code of Laws (1976), as amended, I certify that the Building Plans represented in the attached Exhibit "A" of this Sixth Amendment to the Master Deed of Sea Crest Horizontal Property Regime, consisting of the LV, LVGS and 2CU3 Units, depict (within reasonable construction tolerances) the layout, location, number identification and dimension of the improvements contained in Residential Units LV1, LV2, LVGS1, LVGS2 and Unit 2CU3. Said plans are dated 12/20, 2018.

GROUP 3 DESIGN

By: 
Name: Michael Riegman
Its: Architect
Group 3