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20 RB
BUTWIN
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1/02

BEAUFORT COUNTY SC - ROD
BK 02508 PGS 1331-1347
FILE NUM 2007005885
01/17/2007 01:31:10 PM
REC'D BY B BING RCPT# 486265
RECORDING FEES 23.00

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

Reference: Book 2461
Page 149

**THIRD AMENDMENT TO THE MASTER DEED
FOR TRADEWINDS AT SHELTER COVE
HORIZONTAL PROPERTY REGIME**

This **THIRD AMENDMENT TO THE MASTER DEED FOR TRADEWINDS AT SHELTER COVE HORIZONTAL PROPERTY REGIME** is made on the date set forth below by **Shelter Cove Partners, LLC**, a South Carolina limited liability company (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, on October 18, 2006 that certain Master Deed for Tradewinds at Shelter Cove Horizontal Property Regime was recorded in Book 2461, Page 149, *et seq.*, in the Office of the Register of Deeds for Beaufort County, South Carolina, and on December 1, 2006, that certain First Amendment to the Master Deed for Tradewinds at Shelter Cove Horizontal Property Regime was recorded in Book 2482, Page 2263, *et seq.*, in the Office of the Register of Deeds for Beaufort County, South Carolina, and on December 20, 2006, that certain Second Amendment to the Master Deed for Tradewinds at Shelter Cove Horizontal Property Regime was recorded in Book 2493, Page 1630, *et seq.*, in the Office of the Register of Deeds for Beaufort County, South Carolina (hereinafter collectively referred to as the "Master Deed");

WHEREAS, Declarant desires to subject to the provisions of the Master Deed a portion of the real property described on Exhibit "E" to the Master Deed as "Phase V" and attached hereto as Exhibit "A" and incorporated by this reference ("Phase V Property");

WHEREAS, the previously submitted property as well as the Phase V Property is depicted on that certain survey for Tradewinds at Shelter Cove Horizontal Property Regime recorded in Plat Book 116, Page 166 in the Office of the Register of Deeds for Beaufort County, South Carolina (hereinafter referred to as the "Survey"); and

NOW, THEREFORE, subject to the provisions of Paragraph 25 of the Master Deed, and in accordance with those provisions, Declarant hereby amends the Master Deed as follows:

image_558199_1.DOC
(11893.2)

ADD DMP Record 3/12/2007 10:26:36 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R520	012	00B	0010	0000	00

EXHIBIT "A"

DESCRIPTION OF PHASE V

Commencing at a point at the north western right-of-way intersection of Chamber of Commerce Drive and Shelter Cove Lane traveling along the southern right-of-way of Shelter Cove Lane S60°37'03"W, a chord distance of 27.76 feet with an arc length of 27.76 feet, having a radius of 544.12 feet to a point; thence S59°09'21"W, a distance of 118.41 feet to a point; thence S40°50'26"E, a distance of 41.26 feet to a point; thence S59°25'01"E, a distance of 15.98 feet; to a point marked as the POINT OF BEGINNING.

From said POINT OF BEGINNING traveling S39°33'26"E, a distance of 9.06 feet to a point, thence along a curve to the right, traveling S25°44'42"E, a chord distance of 44.64 feet with an arc length of 45.08 feet, having a radius of 93.50 feet to a point; thence S11°55'58"E, a distance of 54.16 feet to a point, thence along a curve to the right, traveling S05°26'03"W, a chord distance of 20.30 feet with an arc length of 20.61 feet, having a radius of 34.00 feet to a point; thence N89°37'47"W, a distance of 32.64 feet to a point; thence N41°35'53"W, a distance of 65.71 feet to a point; thence N12°10'50"E, a distance of 46.24 feet to a point; thence N51°08'18"E, a distance of 41.19 feet to a point which is the said POINT OF BEGINNING.

Containing 0.14 acres, more or less.

EXHIBIT "B"

Phases I, II, III, IV and V (no additional Units added)

**Undivided Percentage Interest in the Common Elements
and Liabilities for Common Expenses**

Unit Number	Address	Building	Value of Unit*	Ownership Percentage
1	50 Tradewinds Trace # 1	E	\$585,000	1/28
2	50 Tradewinds Trace # 2	E	\$585,000	1/28
3	50 Tradewinds Trace # 3	E	\$585,000	1/28
4	50 Tradewinds Trace # 4	E	\$585,000	1/28
5	50 Tradewinds Trace # 5	E	\$585,000	1/28
6	50 Tradewinds Trace # 6	E	\$585,000	1/28
7	40 Tradewinds Trace # 1	D	\$585,000	1/28
8	40 Tradewinds Trace # 2	D	\$585,000	1/28
9	40 Tradewinds Trace # 3	D	\$585,000	1/28
10	40 Tradewinds Trace # 4	D	\$585,000	1/28
11	30 Tradewinds Trace # 1	C	\$585,000	1/28
12	30 Tradewinds Trace # 2	C	\$585,000	1/28
13	30 Tradewinds Trace # 3	C	\$585,000	1/28
14	30 Tradewinds Trace # 4	C	\$585,000	1/28
15	30 Tradewinds Trace # 5	C	\$585,000	1/28
16	20 Tradewinds Trace # 1	B	\$585,000	1/28
17	20 Tradewinds Trace # 2	B	\$585,000	1/28
18	20 Tradewinds Trace # 3	B	\$585,000	1/28
19	20 Tradewinds Trace # 4	B	\$585,000	1/28
20	10 Tradewinds Trace # 1	A	\$585,000	1/28
21	10 Tradewinds Trace # 2	A	\$585,000	1/28
22	10 Tradewinds Trace # 3	A	\$585,000	1/28
23	10 Tradewinds Trace # 4	A	\$585,000	1/28
24	15 Tradewinds Trace # 1	F	\$585,000	1/28
25	15 Tradewinds Trace # 2	F	\$585,000	1/28
26	15 Tradewinds Trace # 3	F	\$585,000	1/28
27	15 Tradewinds Trace # 4	F	\$585,000	1/28
28	15 Tradewinds Trace # 5	F	\$585,000	1/28
TOTAL			\$16,380,000	100%

***THESE VALUATIONS ARE FOR PURPOSES OF THE SOUTH CAROLINA HORIZONTAL PROPERTY ACT, AND ARE NOT A GUARANTEE OF THE VALUE OF YOUR UNIT NOR AN INDICATION AS TO THE SALES PRICE OF THE UNIT.**

EXHIBIT "C"

PLANS FOR PHASE V PROPERTY

image_558199_1.DOC
(11893.2)

ws Carson Architectural Group Limited

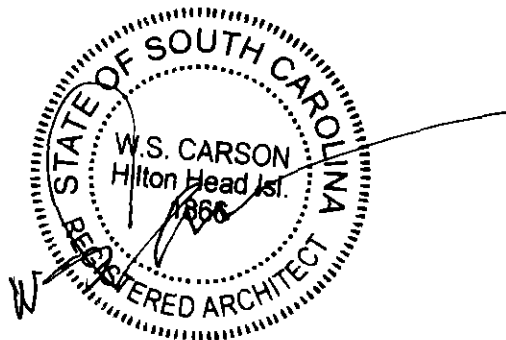
**PO Box 21751
Hilton Head Island, SC 29925
Tel: 843.815.8123
Fax: 843.815.8124**

SEPTEMBER 7, 2006

TRADEWINDS AT SHELTER COVE HORIZONTAL PROPERTY REGIME

PHASE FIVE

**FLOOR PLANS AND ELEVATIONS
NOT TO SCALE**



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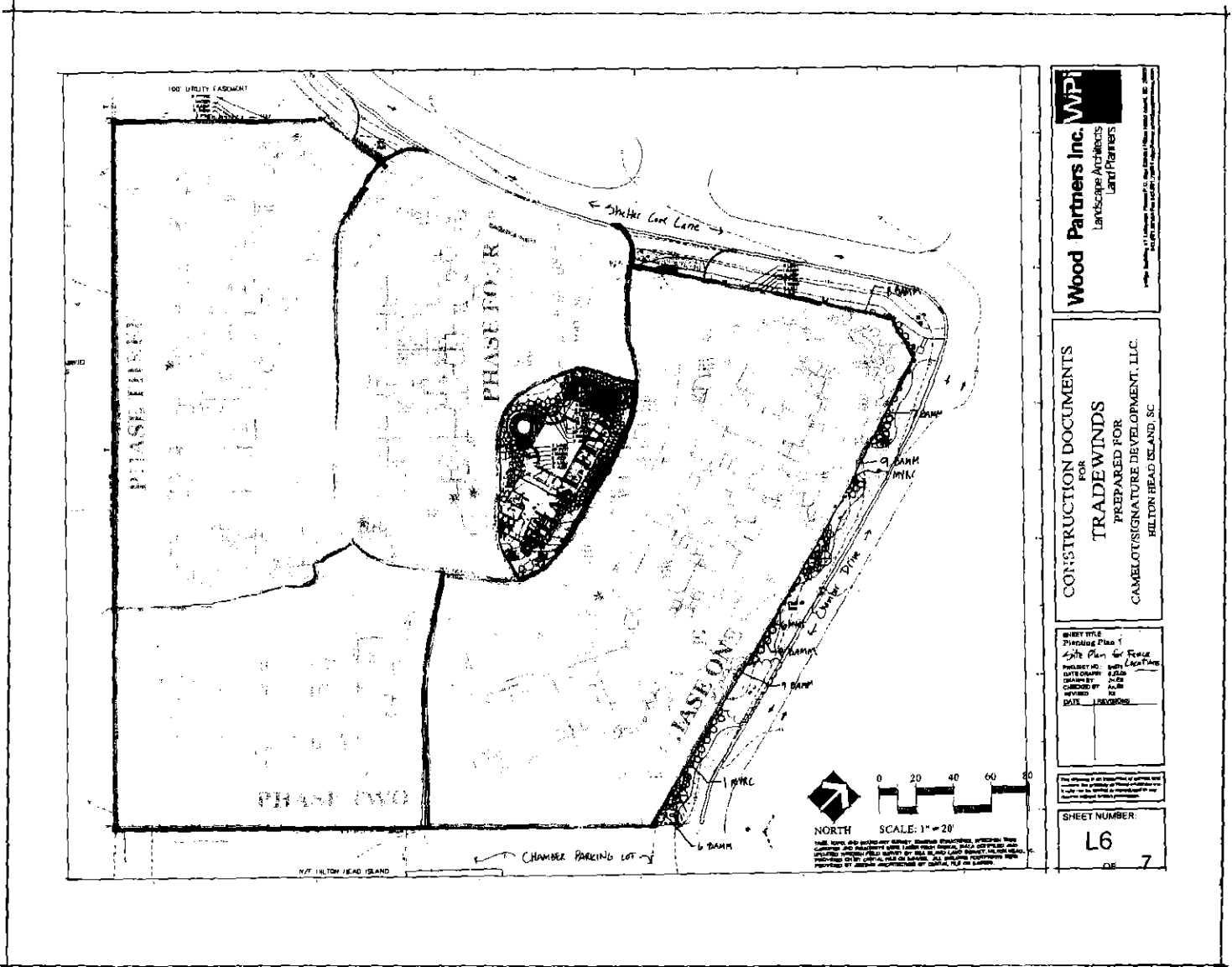
PO Box 21751

Hilton Head Island, SC 29925

Tel: 843.815.8123

Fax: 843.815.8124

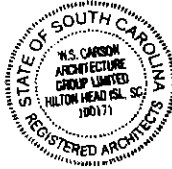
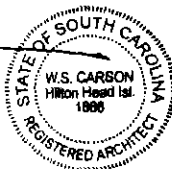
TRADEWINDS AT SHELTER COVE HORIZONTAL PROPERTY REGIME



THESE FLOOR PLAN AND ELEVATION DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS SHOWN HEREON ARE ONLY APPROXIMATIONS. ANY UNIT OWNER WHO IS CONCERNED ABOUT ANY REPRESENTATIONS REGARDING THIS FLOOR PLAN OR ELEVATION SHOULD DO HIS/HER OWN INVESTIGATION AS TO THE DIMENSIONS, MEASUREMENTS AND SQUARE FOOTAGE OF THE UNIT.

THE UNDERSIGNED, A REGISTERED ARCHITECT, HAS VISITED THE SITE KNOWN AS TRADEWINDS AT SHELTER COVE HORIZONTAL PROPERTY REGIME, AND VIEWED THE PROPERTY AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF HEREBY CERTIFY THAT THESE PLANS COMPLY WITH THE PROVISIONS OF SECTION 27-31-110 OF THE SOUTH HORIZONTAL PROPERTY ACT.

WS Carson
 WS CARSON, AIA, NCARB



WS Carson Architectural Group Limited

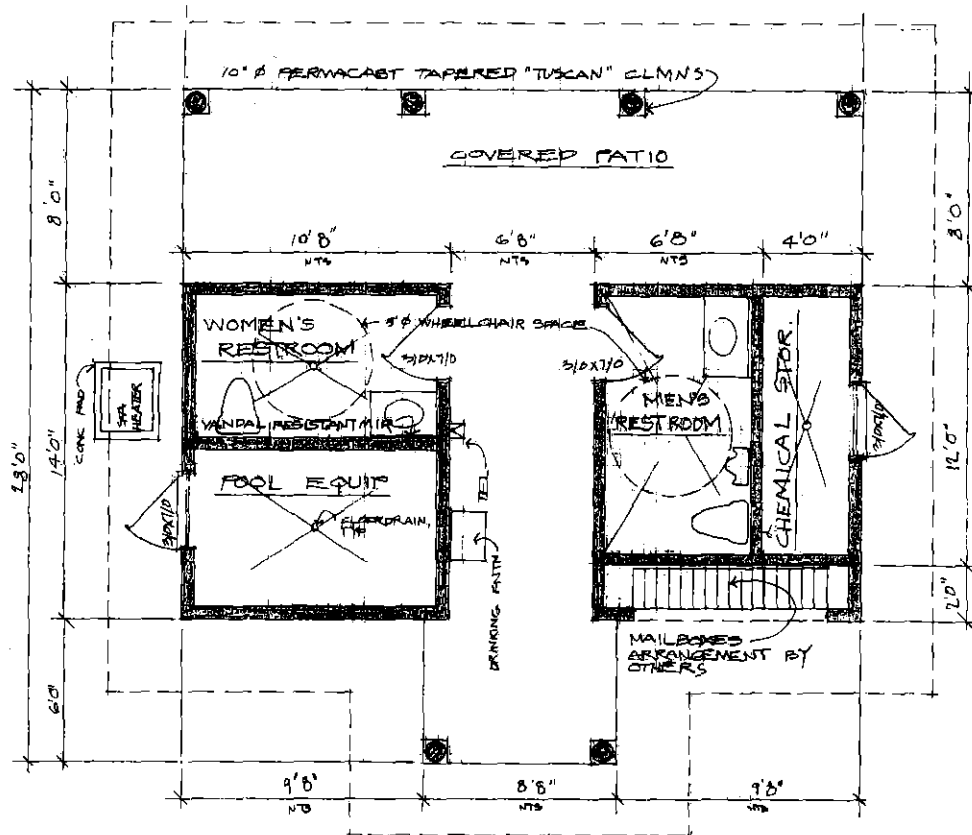
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TRADEWINDS AT SHELTER COVE HORIZONTAL PROPERTY REGIME



299 SF ENCLOSED
369 SF COVERED PATIO

POOL PAVILION
LIMITED COMMON ELEMENT
FLOOR PLAN

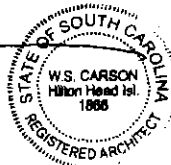
2
P1

45 TRADEWINDS TRACE

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WS CARSON, AIA, NCARB



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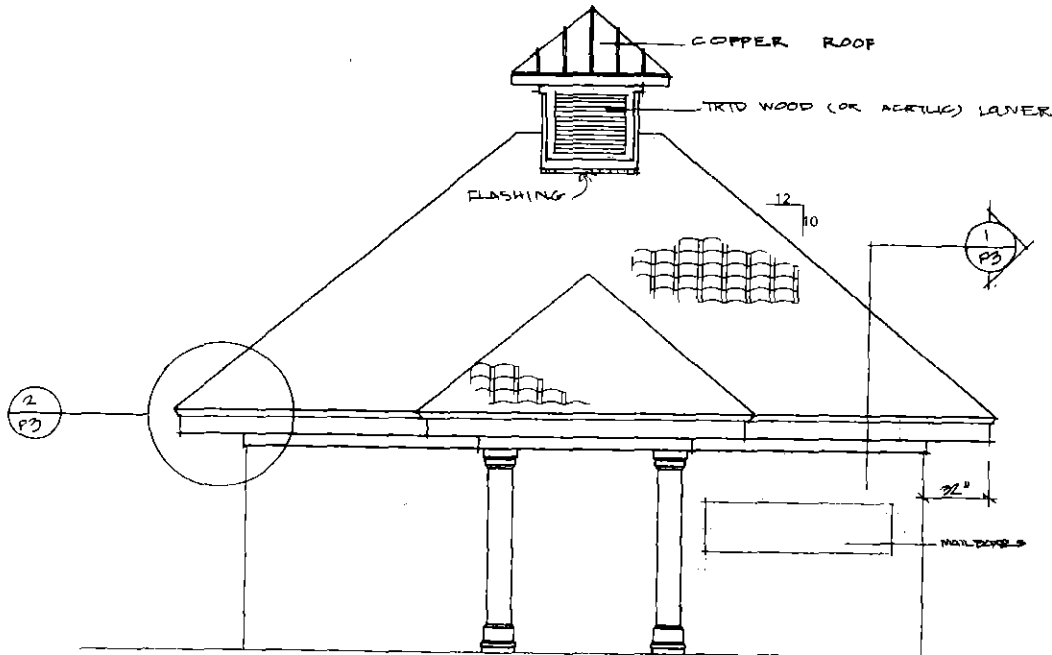
PO Box 21751

Hilton Head Island, SC 29925

Tel: 843.815. 123

Fax: 843.815.8124

TRADEWINDS AT SHELTER COVE HORIZONTAL PROPERTY REGIME

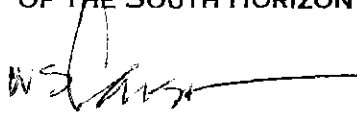


POOL PAVILION
FRONT ELEVATION

45 TRADEWINDS TRACE

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WS CARSON, AIA, NCARB



WS Carson Architectural Group Limited

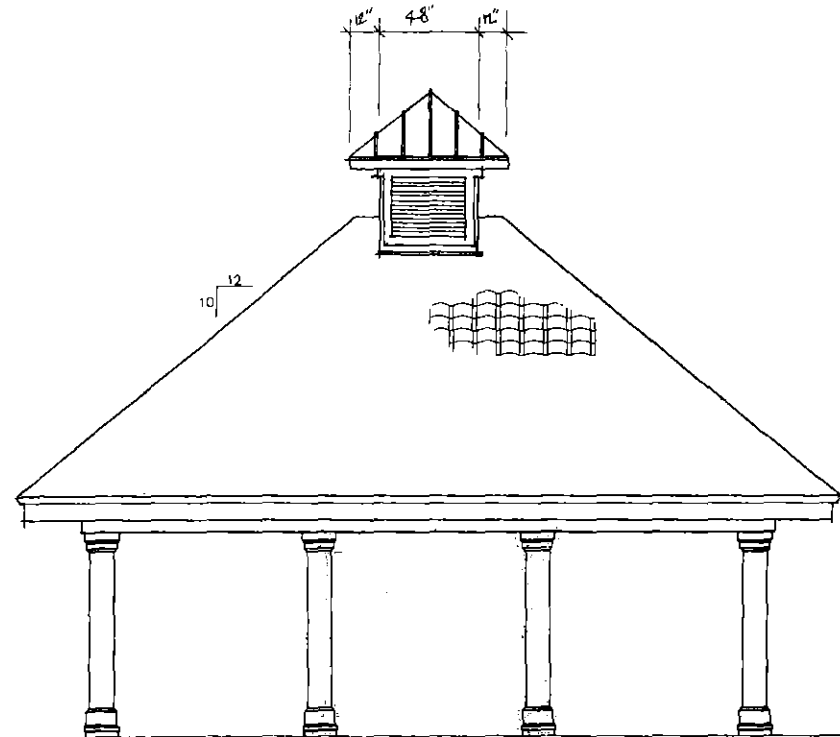
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TRADEWINDS AT SHELTER COVE HORIZONTAL PROPERTY REGIME



POOL PAVILION

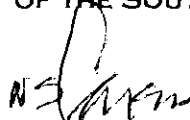
REAR ELEVATION



45 TRADEWINDS TRACE

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WS Carson Architectural Group Limited

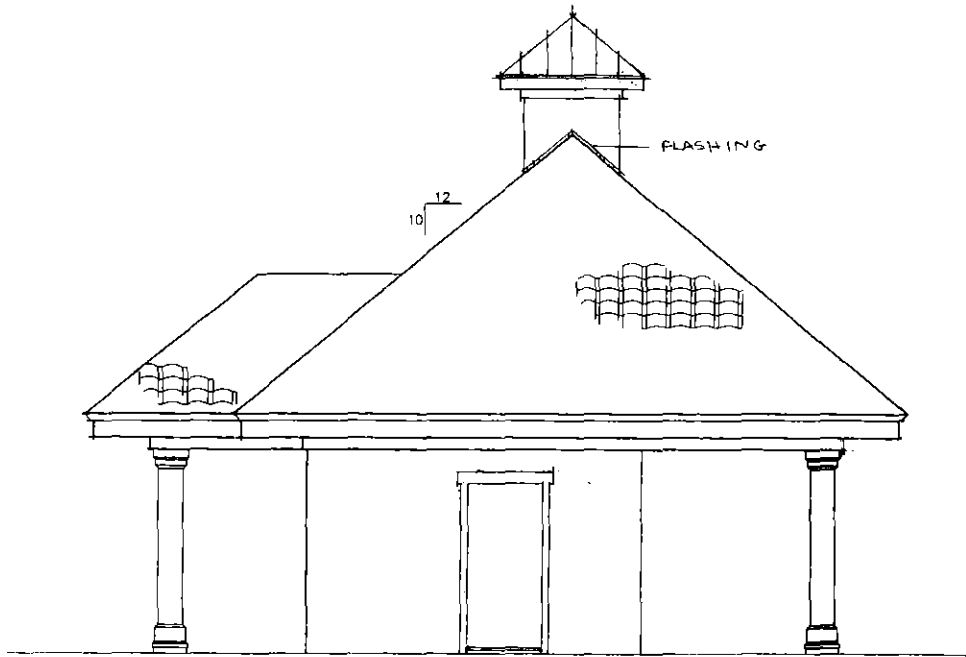
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TRADEWINDS AT SHELTER COVE HORIZONTAL PROPERTY REGIME



POOL PAVILION
RIGHT ELEVATION

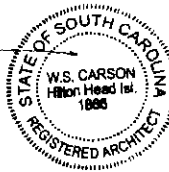
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45 TRADEWINDS TRACE

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5

WS Carson Architectural Group Limited

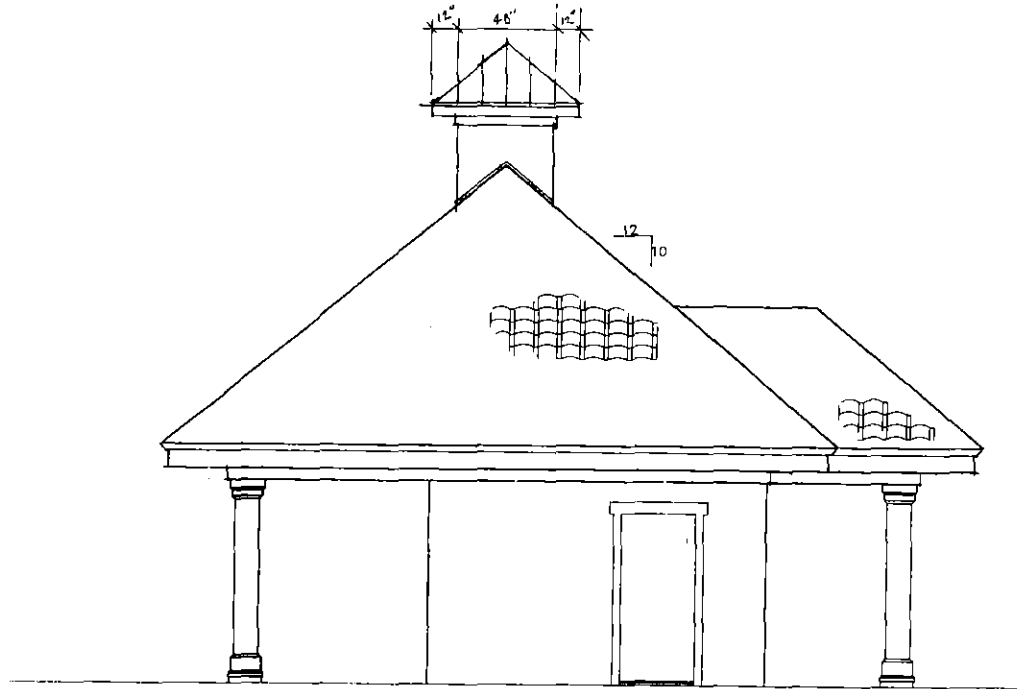
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Hilton Head Island, SC 29925

Tel: 843.815.8123

Fax: 843.815.8124

TRADEWINDS AT SHELTER COVE HORIZONTAL PROPERTY REGIME



POOL PAVILION

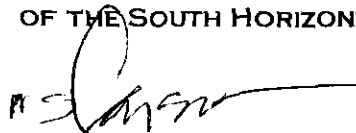
LEFT ELEVATION

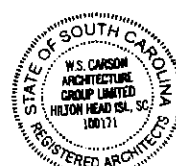
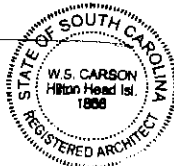


45 TRADEWINDS TRACE

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WS CARSON, AIA, NCARB



ELEVATION CERTIFICATE

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

O.M.B. No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1 - 8.

Building Permit Number: **B0503162**

SECTION A - PROPERTY INFORMATION			For Insurance Company Use:		
A1. BUILDING OWNER'S NAME Shelter Cove Partners LLC			Policy Number		
A2. BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. #45 Tradewinds Trace			Company NAIC Number		
CITY Hilton Head Island,	STATE SC	ZIP CODE 29928			
A3. PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 10, Phase I, Shelter Cove, Palmetto Dunes Resort			Tax Parcel No. R520 - 012 - 00B - 0010 - 0000		
A4. Building Use (e.g., Residential, Non-residential, Addition, Accessory, etc.) Accessory (Pool Building)					
A5. Latitude/Longitude: Lat. N 32.17860 Long. W 80.72922			Horizontal Datum: NAD 1927 <input type="checkbox"/> NAD 1983 <input checked="" type="checkbox"/>		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 1					
A8. For a building with a crawl space or enclosure(s), provide: a) Square footage of crawl space or enclosure(s) None sq ft b) No. of permanent flood openings in the crawl space or enclosure(2) walls within 1.0 foot above adjacent grade 0 c) Total net area of flood openings in A8.b 0 sq in			A9. For a building with an attached garage, provide: a) Square footage of attached garage None sq ft b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade 0 c) Total net area of flood openings in A9.b 0 sq in		

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER Town of Hilton Head Island, SC - 450250		B2. COUNTY NAME Beaufort,		B3. STATE SC	
B4. MAP AND PANEL NUMBER 450250-0014	B5. SUFFIX D	B6. FIRM INDEX DATE 9/30/77	B7. FIRM PANEL EFFECTIVE/REVISED DATE 9/30/77 // 9/29/86	B8. FLOOD ZONE(S) A-7	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 14.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe):					
B11. Indicate the elevation datum used for the BFE in B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe):					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.
Benchmark Utilized **CGS A 11 1956** Vertical Datum **NGVD1929**
Conversion/Comments **None**

Check the measurement used.

- > a) Top of bottom floor (including basement, crawl space, or enclosure floor) **16.4** feet meters (Puerto Rico only)
- > b) Top of next higher floor **None** feet meters (Puerto Rico only)
- > c) Bottom of lowest horizontal structural member (V Zones only) **N/A** feet meters (Puerto Rico only)
- > d) Attached garage (top of slab) **None** feet meters (Puerto Rico only)
- > e) Lowest elevation of machinery and/or equipment servicing the building (Describe type of equipment in Comments) **16.4** feet meters (Puerto Rico only)
- > f) Lowest adjacent (finished) grade (LAG) **16.0** feet meters (Puerto Rico only)
- > g) Highest adjacent (finished) grade (HAG) **15.5** feet meters (Puerto Rico only)

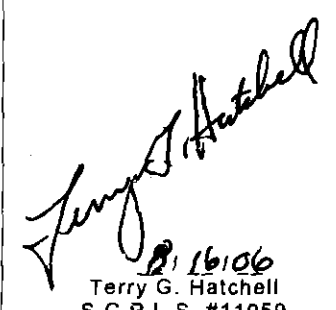
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Check here if comments are provided on back of form.

Terry G. Hatchell Certifier's Name	11059 License Number
Professional Land Surveyor Title	Surveying Consultants, Inc. Company Name
17 Sherington Drive Suite C Address	Bluffton SC 29910 City State Zip Code
<i>Terry G. Hatchell</i> Signature	8/16/2006 Date
	(843) 815-3304 Telephone

License Number, Embossed Seal, Signature, and Date



8/16/06
Terry G. Hatchell
S.C.P.L.S. #11059

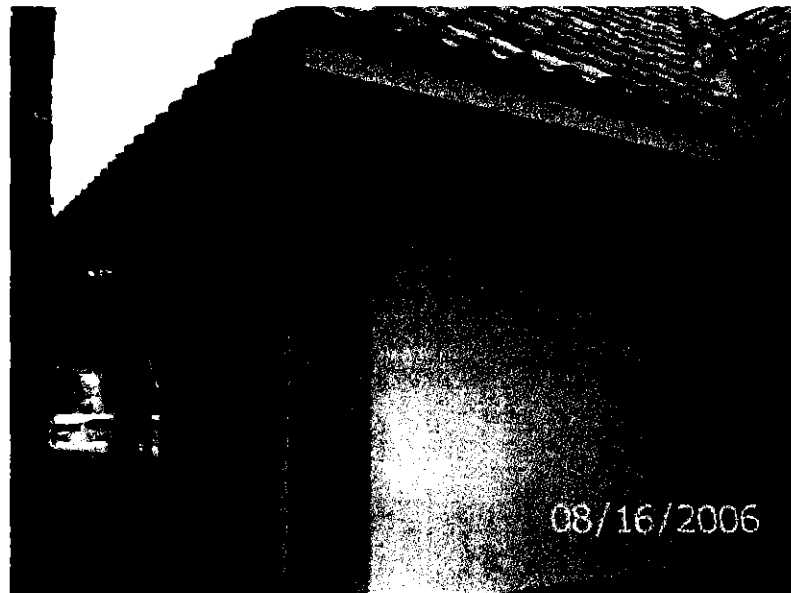
Building Photographs

Continuation Page

			For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. #45 Tradewinds Trace			Policy Number
City Hilton Head Island,	State SC	ZIP Code 29928	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."

Date Taken: 8/16/2006



Picture: Right Side View

Date Taken: 8/16/2006

Picture:

Building Photographs

See Instructions for Items A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. #45 Tradewinds Trace			For Insurance Company Use: Policy Number
City Hilton Head Island,	State SC	ZIP Code 29928	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Items A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

Date Taken: 8/16/2006



Picture: Front View

Date Taken: 8/16/2006



Picture: Back and Left Side View

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. #45 Tradewinds Trace			Policy Number
CITY Hilton Head Island,	STATE SC	ZIP CODE 29928	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

Item C2. e : This is HVAC equipment

SIGNATURE *Larry J. Hahnel* DATE 8/16/2006 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and Zone A (without BFE), complete Items E1 through E5. If the Elevation Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above below the HAG.
- b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section 1 Items 8 and/or 9 (see page 8 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME _____

ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

SIGNATURE _____ DATE _____ TELEPHONE _____

COMMENTS _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8, and G9.

- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER B0503162	G5. DATE PERMIT ISSUED 01/11/2006	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

COMMUNITY NAME _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments

1.

All capitalizations used in this Amendment and not otherwise defined herein shall have the meanings ascribed thereto in the Master Deed.

2.

The Phase V Property is subject to the form of ownership set forth in the South Carolina Horizontal Property Act §27-31-10, *et seq.* of the South Carolina Code of Laws, 1976 ("Act") and to the provisions of the Master Deed. The Phase V Property shall be held, sold, transferred, conveyed, used, occupied and mortgaged or otherwise encumbered subject to the provisions of the Act and the covenants, conditions, restrictions, easements, assessments, and liens set forth in the Master Deed, which are for the purpose of protecting the value and desirability of, and which shall run with the title of the Phase V Property and shall be binding upon all persons or entities having any right, title, or interest in the Phase V Property, their respective heirs, legal representatives, successors, successors-in-title and assigns and shall be for the benefit of all owners of property subject to the Master Deed.

3.

The Phase V Property shall consist only of General Common Elements, including one (1) swimming pool and a one (1) story pool pavilion building with two (2) restrooms, storage room, and a pool equipment room. No Units are located in the Phase V Property. The Phase V Property is shown on the Survey. Plans for the structures located in the Phase V Property are attached hereto as Exhibit "C" and shall be deemed incorporated into Exhibit "D" to the Master Deed.

4.

No Units are located in the Phase V Property so Declarant shall not hereby reassign the undivided percentage interest in the General Common Elements and liabilities for Common Expenses among the twenty-eight (28) Units.

5.

Except as expressly modified hereby, the Master Deed shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned being the duly appointed officer of Declarant has executed this Third Amendment to the Master Deed for Tradewinds at Shelter Cove Horizontal Property Regime this 10 day of JANUARY, 2007.

DECLARANT:

SHELTER COVE PARTNERS, LLC,
a South Carolina limited liability company

By: [Signature] (SEAL)
Name: Howard A. Zuckerman
Title: Managing Member

Signed, sealed, and delivered
this 10 day of January, 2007
in the presence of:

[Signature: Debra Festa]
Witness #1

[Signature: Lashle Raymond]
Witness #2

STATE OF Georgia)
COUNTY OF Cobb)

ACKNOWLEDGEMENT

I, a Notary Public in and for the County and State aforesaid, certify that Howard A. Zuckerman of Shelter Cove Partners, LLC, personally appeared before me this day and acknowledged the execution of the foregoing Master Deed on behalf of Shelter Cove Partners, LLC.

WITNESS my hand and official stamp or seal this 10 day of January, 2007.



Karen Foster Nagel
NOTARY PUBLIC for Cobb County, Georgia
My commission Expires: August 1, 2009