

HILL
Slide

FAIRWAY OAKS COMPANY

MASTER DEED

AMENDMENT AND ANNEXATION

Grantor,

TO

FOREST BEACH VILLAS
HORIZONTAL PROPERTY REGIME

1 - 371

Grantee.

WHEREAS, Fairway Oaks Company, an Ohio Limited Partnership, with a place of business on Hilton Head Island, in the State of South Carolina, hereinafter referred to as "Grantor," entered into its certain Master Deed for Forest Beach Villas, South Forest Beach Drive, Hilton Head Island, Beaufort County, South Carolina, hereinafter referred to as "Property," which said Master Deed is recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Beaufort County Deed Book 311 at Page 908 and which said Master Deed is hereby incorporated herein by this reference thereto; and

WHEREAS, it is the intention hereof to amend the said Master Deed, and to use this document as a vehicle to be used to set out the dates by which the Grantor will convey Phases II and III of Forest Beach Villas for the establishment of a horizontal property regime, and to convey the pool and recreation area to the Forest Beach Villas Horizontal Property Regime.

NOW, THEREFORE, for valuable consideration, the receipt and adequacy thereof is hereby acknowledged, the Grantor hereby states as follows:

Law Office of
Douglas, Sanders, Dukes,
North & Sylling, P.A.
Beaufort, S. C.

Map Reference
Map 18 232 Blk Dist 5600

1. The above "WHEREAS" clauses are herein incorporated by this reference and made an integral part hereof.

2. That Article XII of the Master Deed provides for the amendment of the Master Deed. However, at the date of this amendment, the Developer has conveyed no interest in any apartment and owns all interest in the regime established by the said Master Deed and by these presents herewith amends the said Master Deed and ratifies and restates all matters not changed by this Amendment. 372

3. That Grantor, in order to comply with Title 27, Chapter 31, Section 100(g)(2), of the Code of Laws of South Carolina, 1976, as amended, does hereby amend Article I of the within referred Master Deed by adding Section 4 thereto as follows, to-wit:

Section 4. Submission of Stages of Development. Grantor does hereby assert that it will submit Phase II of the Forest Beach Villas no later than the 1st day of June, 1981, and thereafter Phase III of the Forest Beach Villas no later than the 1st day of December, 1981, and by such dates will elect whether or not it will proceed with each of said stages of development. Grantor will add said stages or phases by hereafter filing amendatory declarations at its sole option and reserves the right to file said documents without the approval of anyone else whomsoever.

4. Pool and Recreation Area. The above referred to Master Deed is hereby further amended by providing for the hereafter described "Pool and Recreation" area to be annexed to the plan of the Regime at this time by amending Exhibit "A" to said Master Deed by adding thereto as follows:

"AND ALSO, all that Pool and Recreation area in Forest Beach Villas, Hilton Head Island, Beaufort County, South Carolina, as shown and described as "Pool and Recreation" containing 0.888 acres as shown and described

on a plat thereof recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 29 at Page 32. For a more detailed description as to courses, metes, bounds, etc., of said Pool and Recreation area, reference to said plat of record is craved.

373

5. It is the intent hereof that the Master Deed above described be amended to provide for the said dates by which Phases II and III of said plan of development shall be annexed to the Master Deed and to provide for the above described Pool and Recreation area to be annexed as a part of Phase I of the plan of development of Forest Beach Villas.

6. Except as modified or changed herein, the said Master Deed is hereby ratified and reaffirmed.

7. This document dated this 10th day of December, 1980, and has been executed in Beaufort County, South Carolina.

WITNESSES:

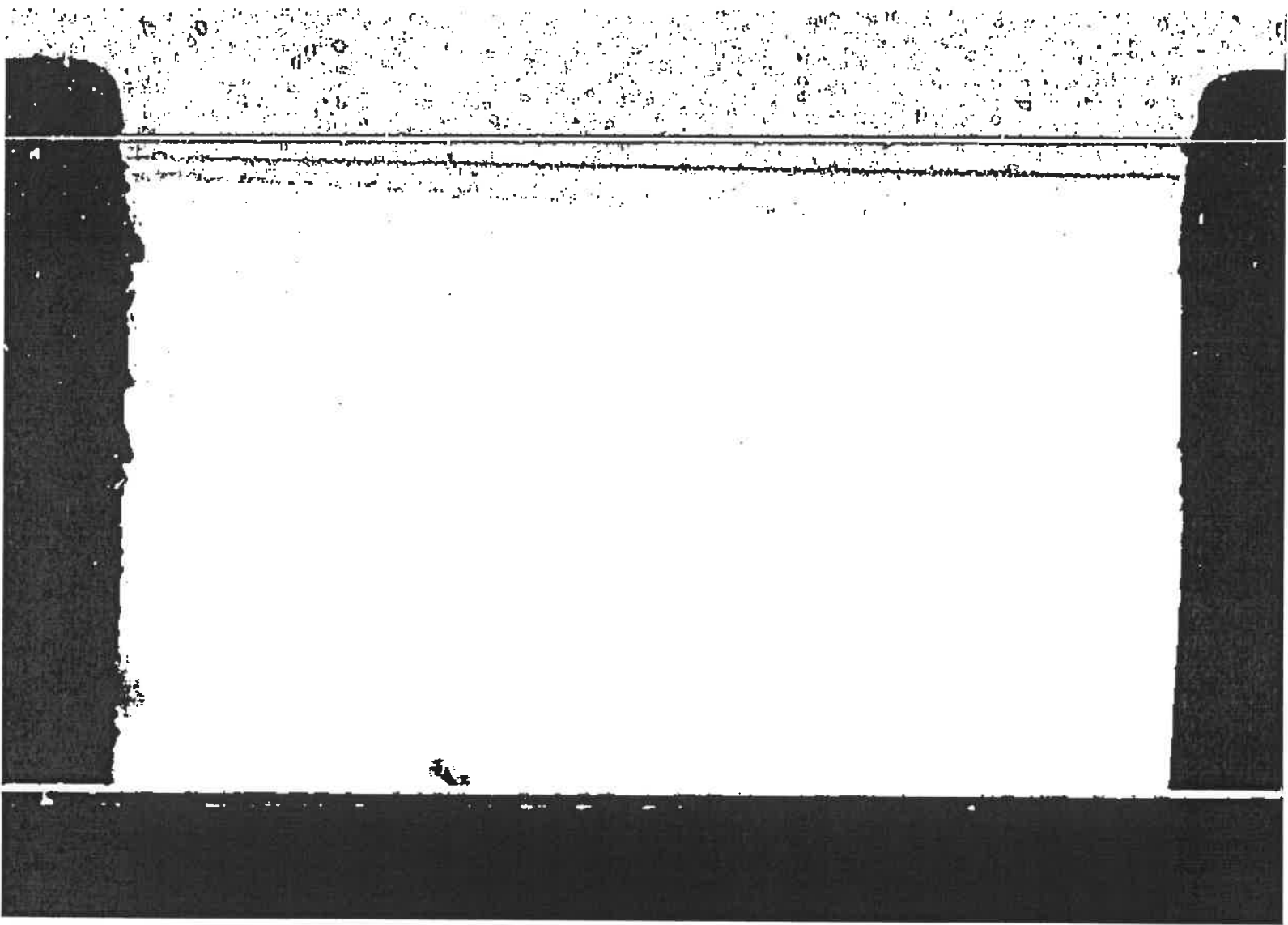
[Signature]
[Signature]

FAIRWAY OAKS COMPANY

BY:

[Signature]
Robert B. Albright
General Partner

Law Offices of
Dowling, Sanders, Duke,
Noyt & Svalina, P.A.
Beaufort, S. C.



STATE OF SOUTH CAROLINA }
COUNTY OF BEAUFORT }

PROBATE

374

PERSONALLY appeared before me James F. Scheider, Jr., who, on oath says that he saw the within named FAIRWAY OAKS COMPANY, by Robert B. Albright, its General Partner, sign the within Instrument, and the said Corporation, by said officer, seal said Amendment & Annexation, and that he with Herbert L. Davis witnessed the execution thereof.

[Signature]

SWORN to before me
this 10th day of December, 1980.

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 12/13/81

RECORDED THIS 10th DAY
OF December 19 80
IN BOOK 2 PAGE 994
FEES \$
Mary Ann Kram
AUDITOR, BEAUFORT COUNTY, S. C.

FILED AT	BEAUFORT COUNTY S. C.	RECORDED IN BOOK PAGE
9:40 O'CLOCK	DEC 11 1980	372 371
A. M. <u>Royann W. Burrell</u> CLERK OF COURT OF COMMON PLEAS		