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STATE OF SOUTH CAROLINA ) 2008  
 )  
 COUNTY OF BEAUFORT )  
 )  
 COLLEGE INVESTMENTS OF S.C., INC. )  
 a South Carolina Corporation )  
 )  
 TO )  
 )  
 TREETOPS HORIZONTAL PROPERTY )  
 REGIME )

**SEVENTEENTH  
 AMENDMENT TO MASTER DEED  
 OF TREETOPS HORIZONTAL  
 PROPERTY REGIME**  
 (To extend Filing Dates  
 for Amendments to  
 Master Deed for Future  
 Phase Property and To  
 Add 0.158 Acre Parcel  
 to the Regime)

WHEREAS, on the 14th day of December, 1983, Treetops Limited Partnership, a South Carolina Limited Partnership executed a certain Master Deed establishing the Treetops Horizontal Property Regime, which Master Deed was recorded on the 19th day of December, 1983, in Deed Book 384 at Page 259, and subsequently re-recorded on 30th day of December, 1983, in Deed Book 385, at Page 107, and subsequently re-recorded on the 3rd day of February, 1984, in Deed Book 387 at Page 1110, et seq.; and

WHEREAS, the said Treetops Limited Partnership, as Sponsor, filed an Amendment to Master Deed dated September 10, 1984, (FIRST AMENDMENT) which Amendment was recorded in the RMC Office for Beaufort County, South Carolina, in Deed Book 412 at Page 1148; and

WHEREAS, the future phase property described in the Master Deed was subsequently acquired by Treetops II Partnership, a South Carolina Joint Venture, said conveyance evidenced by deeds dated April 25, 1985, and recorded May 2, 1985, in Deed Book 418 at Page 1361, and Deed Book 418 at Page 1368 and all of the rights reserved under the aforementioned Master Deed were assigned by Treetops Limited Partnership to Treetops II Partnership; and

WHEREAS, the aforementioned Treetops II Partnership, a South Carolina Joint Venture was dissolved by virtue of one of its Partners, COLLEGE INVESTMENTS OF S.C., INC., acquiring the Partnership interest of the other Partner, THE DELTA GROUP, said dissolution and merger reflected by virtue of that certain document recorded in the Register of Mesne Conveyances for Beaufort County, South Carolina in Partnership Book 11 at Page 1589; and

**SEVENTEENTH AMENDMENT TO MASTER DEED  
 TREETOPS HORIZONTAL PROPERTY REGIME - PAGE 1**

BETHEA, JORDAN  
 & GRIFFIN, P.A.  
 ATTORNEYS AND  
 COUNSELORS AT LAW

|                    |    |     |  |
|--------------------|----|-----|--|
| COUNTY OF BEAUFORT |    |     |  |
| 540                | 18 | 253 |  |

WHEREAS, COLLEGE INVESTMENTS OF S.C., INC. is the successor and assign of Treetops II Partnership which in turn was the successor and assign of the Treetops Limited Partnership, the original Sponsor under the aforementioned Master Deed and the said COLLEGE INVESTMENTS OF S.C., INC., is the Sponsor herein; and

WHEREAS, the said Master Deed reserved the right at the sole option of the named Sponsor, its successors, grantees or assigns, that the project could be divided into a number of phases being activated by the aforementioned Master Deed with the provision that these future phases of said property could be made part of the Treetops Horizontal Property Regime at the election of the Sponsor and upon the filing of Amendments submitting said property to said Regime, the general plan of development calling for an additional three phases to the Regime consisting of a total of 308 individual apartments; and

WHEREAS, the future phase property was described in Exhibit "F" to the original Master Deed; and

WHEREAS, Phases I, II, III, and some but not all sub-phases of Phase IV have been previously added to the Regime by the execution and recording of amendments to the said Master Deed with the result that 227 Apartments are currently included in the Regime, said Amendments being specifically referenced as follows:

- (1) Addition of Phase IIabc by Second Amendment filed of record in the RMC Office for Beaufort County, South Carolina, on January 9, 1986, in Deed Book 438 at Page 1616;
- (2) Addition of Phase IIcd by Third Amendment filed of record in the RMC Office for Beaufort County, South Carolina, on March 26, 1987, in Deed Book 473 at Page 1160, as amended by Technical Correction to Third Amendment filed on April 6, 1987, in Deed Book 474 at Page 131;
- (3) Addition of Phase IIe by Fourth Amendment filed of record in the RMC Office for Beaufort County, South Carolina, on July 22, 1987, in Deed Book 482 at Page 64;
- (4) Addition of Phase IIff by Fifth Amendment filed of record in the RMC Office for Beaufort County, South Carolina on October 23, 1987 in Deed Book 488 at Page 915;
- (5) Addition of Phase IIIa by Sixth Amendment filed of record in the RMC Office for Beaufort County, South Carolina on December 18, 1987, in Deed Book 492 at Page 2207;
- (6) Addition of Phase IIIb by Seventh Amendment filed of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina on January 29, 1988, in Deed Book 495 at Page 973;
- (7) Addition of Phase IIIc by Eighth Amendment filed of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, on April 28, 1988, in Deed Book 500 at Page 820;

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TREETOPS HORIZONTAL PROPERTY REGIME - PAGE 2**

(8) Addition of Phase IIg by Ninth Amendment filed of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, on October 11, 1988, in Deed Book 513 at Page 1522;

(9) Addition of Phase IVa by Tenth Amendment filed of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, on June 2, 1989, in Deed Book 529 at Page 2386;

(10) Addition of Phase IVb by Eleventh Amendment filed of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, on November 8, 1989, in Deed Book 540 at Page 589;

(11) Addition of Phase IVc by Twelfth Amendment filed of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, on June 1, 1990, in Deed Book 554 at Page 1550;

(12) Addition of Phase IVd by Thirteenth Amendment filed of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, on January 24, 1991, in Deed Book 569 at Page 354;

(13) Addition of Recreation Parcel by Fourteenth Amendment filed of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, on July 1, 1991, in Deed Book 578 at Page 737;

(14) Addition of Phase IVe by Fifteenth Amendment filed of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, on August 29, 1991, in Deed Book 582 at Page 714; and,

(15) Addition of Phase IVf by Sixteenth Amendment filed of record in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, on December 31, 1992, in Deed Book 615 at Page 1981;

WHEREAS, the rights to add Phase IV included a time requirement to expire December 31, 1992, but based upon overall market conditions, the construction of all apartments to be included in Phase IV has not yet taken place; and

WHEREAS, the Sponsor proposed and agreed to convey at no charge or cost to the Regime a 0.158 acre parcel designated for future phase development in consideration of the Association agreeing to and confirming the right of Sponsor to submit said additional Phase IV units to the Regime after December 31, 1992; and

WHEREAS, the Treetops Owners' Association, Inc. discussed and voted upon the hereinabove described proposal, and specifically to authorize an Amendment to the Master Deed for said purposes, at its Annual Meeting on June 27, 1992; the vote being 90% of the owners in favor and 10% opposed; and

WHEREAS, because of the fact that only 58.67% of the owners were represented at the meeting in person or by proxy, said vote lacked the necessary 67% approval of all owners as required by Article XIII, Section 1 of the By-Laws attached as Exhibit "H" to the Master Deed; and

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TREETOPS HORIZONTAL PROPERTY REGIME - PAGE 3**

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WHEREAS, in order to obtain approval of the Amendment to Master Deed from the necessary number of owners as required by Article XIII, Section 1 of the By-Laws, the Board of Directors of Treetops Owners' Association, Inc. caused to be sent to each Owner and eligible mortgage holder known to it in accordance with the notice provisions of Article XI, Sections 1 and 2, and Article XIV, Section 4, a Written Consent to Action authorizing the Board to execute an Amendment providing for extensions to the filing date for annual periods commencing December 31, 1992, with extensions after the first year to be granted in connection with reviews by the Board as to progress of development and quality of construction; and

WHEREAS, the hereinbelow Amendment was approved by the Treetops Owners' Association, Inc. with Written Consents being obtained from 70.45% of the Owners and approval of more than 51% of the mortgagees in accordance with the amendment procedures of Article XIII, Sections 1 and 2 of the By-Laws, which approval is evidenced by a letter from Caroline J. Lotoszynski, Secretary-Treasurer of the Association, dated December 2, 1992 attached and made a part hereof as Exhibit "D"; and

WHEREAS, with the approval of the Treetops Owners' Association, Inc. to the extension of the filing date for additional future phase Apartments as evidenced by the By-Laws Amendment hereby made of record, the Sponsor is desirous of adding the herein described 0.158 acre parcel to the Treetops Horizontal Property Regime, under the terms and conditions set forth herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that COLLEGE INVESTMENTS OF S.C., INC., with its principal offices on Hilton Head Island, South Carolina, hereinafter referred to as "Sponsor", does hereby declare:

1. **RECITALS:** The hereinabove recitals are hereby incorporated by reference in this Amendment.

2. **AMENDMENT TO MASTER DEED:** "Section Tenth" of the Master Deed shall be amended to add the following to the end of said Section, which language shall hereby become an integral part of the Section and Master Deed:

*"Notwithstanding and in addition to the above rights of Sponsor, Treetops Owners' Association grants to Sponsor, its successors and assigns, the right to submit up to 19 additional apartments to the provisions of this Master Deed for Treetops Horizontal Property Regime; said right to submit all or a portion of the remaining additional apartments being granted for annual periods commencing December 31, 1992. Each subsequent request from the*

**SEVENTEENTH AMENDMENT TO MASTER DEED  
TREETOPS HORIZONTAL PROPERTY REGIME - PAGE 4**

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*Sponsor will be reviewed by the Board of Directors as to progress of development and quality of construction. If approved by a majority of the Board, the submitted apartments will be accepted into the Regime. In no event will the right to submit be extended beyond December 31, 1995."*

3. CREATION/ADDITION 0.158 ACRE PARCEL. Sponsor does hereby elect to exercise and does hereby exercise the options and rights hereinabove referred to and more particularly set forth in the recorded Master Deed of the Treetops Horizontal Property Regime, to amend said Master Deed to include the 0.158 acre property more particularly described and set forth in Exhibit "A" hereto, as a part of the Treetops Horizontal Property Regime in such a way that the said Treetops Horizontal Property Regime shall be composed of the property formerly designated as Phase I, Phase IIabc, Phase IID, Phase IIe, Phase IIIf, Phase IIg, Phase IIIa, Phase IIIb, Phase IIIc, Phase IVa, Phase IVb, IVc and IVd, Recreation Parcel, Phase IVe, Phase IVf, and the property within described as 0.158 Acre Parcel. Effective upon the filing of this Amendment, the property included in the Treetops Horizontal Property Regime shall be as described in Exhibit "B" hereto which description includes the Phase I, Phase IIabc, Phase IID, Phase IIe, Phase IIIf, Phase IIg, Phase IIIa, Phase IIIb, Phase IIIc, Phase IVa, Phase IVb, Phase IVc, IVd, Recreation Parcel, Phase IVe, Phase IVf, and 0.158 Acre Parcel properties.

4. LAND: Sponsor is the sole owner of the 0.158 Acre Parcel land described in Exhibit "A" herein, which land is shown on a plat thereof, said plat being designated as Exhibit "C" attached hereto.

5. 0.158 ACRE PARCEL PROPERTY; REGIME: Sponsor does hereby, by duly executing this Amendment to the Master Deed of the Treetops Horizontal Property Regime, submit the land referred to in Paragraph 4, together with any improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Property") to the provisions of the Master Deed for the Treetops Horizontal Property Regime and the provisions of the Horizontal Property Act of the State of South Carolina, and does hereby state that it proposes to make the property a part of the Treetops Horizontal Property Regime to be governed by the provisions of the aforementioned Master Deed and the provisions of Horizontal Property Act of South Carolina.

6. ACREAGE (This addition): That the Property being hereby added to the Property of the Treetops Horizontal Property Regime has a total of 0.158 acres.

7. TOTAL ACREAGE (Combined): That the total property of the Treetops Horizontal Property Regime, subsequent to the filing of this Amendment and including the Phase I, Phase IIabc, Phase IIId, Phase IIe, Phase IIIf, Phase IIg, Phase IIIa, Phase IIIb, Phase IIIc, Phase IVa, Phase IVb, Phase IVc, Phase IVd, Recreation Parcel, Phase IVe, Phase IVf property, and 0.158 Acre Parcel has a total of approximately 18.638 acres.

8. COMMON ELEMENTS. All of the Property comprising the 0.158 Acre Parcel being hereby added to the Property of the Treetops Horizontal Property Regime shall constitute General Common Elements of the Regime, excluding water, sewer, drainage and irrigation pipes which are the property of the utility district or company. Further, the Common Elements of the property, both General and Limited, and including Phase I, Phase IIabc, Phase IIId, Phase IIe, Phase IIIf, Phase IIg, Phase IIIa, Phase IIIb, Phase IIIc, Phase IVa, Phase IVb, Phase IVc, Phase IVd, Recreation Parcel property, Phase IVe, Phase IVf, and 0.158 Acre Parcel property shall be as set forth in the Master Deed establishing the Treetops Horizontal Property Regime, and as set forth hereinabove.

9. PERCENTAGE OF INTEREST IN APARTMENTS: As the sole purpose of this Amendment is to amend Section Tenth of the Master Deed and to add the 0.158 Acre Parcel to the Property of the Treetops Horizontal Property Regime, and no additional Apartments are being hereby added to said Regime, no change is hereby made to the percentage of title and interest appurtenant to each Apartment and the Apartment Owner's title and interest in the common elements (both General and Limited) of the Property (Phase I, Phase IIabc, Phase IIId, Phase IIe, Phase IIIf, Phase IIg, Phase IIIa, Phase IIIb, Phase IIIc, Phase IVa, Phase IVb, Phase IVc, Phase IVd, Recreation Parcel, Phase IVe, Phase IVf, and the 0.158 Acre Parcel) of the Treetops Horizontal Property Regime and their share in the profits and common monthly expenses as well as proportionate representation for voting purposes in the meeting of the Treetops Owners' Association (hereinafter usually referred to as "Association") of the Regime is based upon the proportionate value of each Apartment to the value of the total Property (all Phases) as set forth in Exhibit "I" to the Master Deed establishing said Regime and likewise set forth in Exhibit "D" to the Sixteenth Amendment.

10. REAFFIRMATION OF MASTER DEED PROVISIONS: The purpose of this Amendment is to amend Section Tenth of the Master Deed as it pertains to the filing date of Future Phase Apartments and to add the 0.158 Acre Parcel property to the Treetops Horizontal Property Regime so as to make it an integral part of said Regime, pursuant to the process by which additional phases are to be added to the Regime pursuant to Sponsor's development plan. All provisions of the Master Deed establishing the Treetops Horizontal Property Regime as recorded in the RMC Office for Beaufort County, South Carolina, as modified by previous Amendments to Master Deed, which

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are not modified herein are expressly incorporated into and reaffirmed by this Amendment in the same manner as if the same were expressly set forth herein. This Amendment is intended to comply with the provisions of the aforementioned Master Deed and the Horizontal Property Act of South Carolina. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control. The provisions hereof shall be deemed independent and severable, and the invalidity in whole or in part of any section, sub-section, sentence, clause, phrase or word, or other provision of this Amendment shall not affect the validity or enforceability of the remaining portions thereof and in such event, all of the other provisions of the Amendment shall continue in full force and effect as if such invalid provision had never been included therein.

IN WITNESS WHEREOF, COLLEGE INVESTMENTS OF S.C. INC., a South Carolina Corporation, has caused these presents to be executed this 22nd day of December, in the year of Our Lord one thousand nine hundred and ninety-two and in the two hundred and seventeenth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Shelia Donald  
Sandra L. Dempsey

COLLEGE INVESTMENTS OF S.C.,  
INC.

By: L. Gary Gilliam

Attest: Diana J. Hannon

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

)  
) PROBATE  
)

PERSONALLY appeared before me Shelia Donald who, on oath, says that s/he saw within named COLLEGE INVESTMENTS OF S.C., INC. by L. GARY GILLIAM its President sign the within Amendment, and Diana J. Hannon its Assistant Secretary attest the same, and the said Corporation, by said Officers, seal said Instrument, and as its act and deed, deliver the same, and that s/he with Sandra L. Dempsey witnessed the execution thereof.

Shelia Donald

SWORN to before me this  
22nd day of December, 1992.

Pamela J. Barbour  
Notary Public for South Carolina  
My Commission Expires: 11-2-2002

BETHEA, JORDAN  
& GRIFFIN, P.A.  
ATTORNEYS AND  
COUNSELORS AT LAW

2015

INDEX OF EXHIBITS

SEVENTEENTH AMENDMENT TO MASTER DEED TREETOPS HORIZONTAL  
PROPERTY REGIME

| <u>EXHIBIT</u> | <u>DESCRIPTION</u>  |
|----------------|---|
| "A"            | Legal Description of 0.158 Acre Parcel and Easements  |
| "B"            | Real Property Description (Phase I, Phase IIabc, Phase IIc, Phase IIe, Phase IIg, Phase IIh, Phase IIi, Phase IIj, Phase IIk, Phase IIl, Phase IIm, Phase IIn, Phase IIo, Phase IIp, Phase IIq, Phase IIr, Phase IIu, Phase IIv, Phase IIw, Phase IIx, Phase IIy, Phase IIz, Phase IIIa, Phase IIIb, Phase IIIc, Phase IIIe, Phase IIIg, Phase IIIh, Phase IIIi, Phase IIIj, Phase IIIk, Phase IIIl, Phase IIIm, Phase IIIn, Phase IIIo, Phase IIIp, Phase IIIq, Phase IIIr, Phase IIIu, Phase IIIv, Phase IIIw, Phase IIIx, Phase IIIy, Phase IIIz, Phase IVa, Phase IVb, Phase IVc, Phase IVd, Phase IVe, Phase IVf, and 0.158 Acre Parcel) |
| "C"            | As-Built Survey (0.158 Acre Parcel)   |
| "D"            | Letter of Caroline J. Lotoszynski, Secretary-Treasurer of the Treetops Owners' Association, Inc. (a/k/a Treetops/ Ocean Breeze Property Owners Regime) dated December 2, 1992 certifying passage and approval of owners and mortgagees to Master Deed amendment   |



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EXHIBIT "A" TO SEVENTEENTH AMENDMENT TO MASTER DEED

TREETOPS HORIZONTAL PROPERTY REGIME

LEGAL DESCRIPTION OF 0.158 ACRE PARCEL PROPERTY AND EASEMENTS

All that certain piece, parcel or tract of land situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, having and containing 0.158 acres, more or less, and being shown and described as "Future Phase 0.158 Ac." on a plat entitled "An As Built Survey of Phases IVa - IVf, Treetops Horizontal Property Regime, a Section of Ocean Breeze at Treetops, Hilton Head Island, Beaufort County, South Carolina", said plat being dated April 26, 1990, and latest revised November 20, 1992, and prepared by Surveying Consultants of Hilton Head, Inc., Terry G. Hatchell, R.L.S. (S.C.) #11059 and to be recorded in the R.M.C. Office for Beaufort County, South Carolina. Reference also being made to that certain plat entitled "As Built Plat of 0.158 Acres, A Portion of Ocean Breeze at Treetops, Hilton Head Island, Beaufort County, South Carolina", said plat being dated November 12, 1991, and prepared by Surveying Consultants of Hilton Head, Inc., Terry G. Hatchell, R.L.S. (S.C.) #11059 and also to be recorded in the R.M.C. Office for Beaufort County, South Carolina. Said property is more particularly described as follows, to-wit:

Commencing at the concrete monument which marks the intersection of that certain 100' foot right-of-way known as Cordillo Parkway and that certain 100' foot right-of-way know as Woodward Avenue and proceeding from said point of commencement S26°08'00"E for a distance of 383.87 feet, thence N63°52'00"E for a distance of 84.00 feet to a nail which marks the Point of Beginning for the 0.158 Acre Parcel Property; from said Point of Beginning proceeding N63°52'00"E for a distance of 63.00 feet to a point; thence proceeding N26°08'00"W for a distance of 109.00 feet to a point; thence proceeding S63°52'00"W for a distance of 63.00 feet to a nail in the asphalt, thence proceeding S26°08'00"E for a distance of 109.00 feet to the nail which marks the Point of Beginning.

For a more detailed description as to the courses, metes, bounds and distances and location of the above described 0.158 Acre Parcel property, reference may be had to the above mentioned plat of record. In case of conflict, if any, between the above described metes and bounds, courses and distances description and the said plat of record, said plat shall be controlling.

SAVE AND EXCEPT THEREFROM, the right of ingress and egress unto the Sponsor herein, its successors, assigns and Grantees.

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FURTHER, SAVE AND EXCEPT THEREFROM, the right of ingress and egress over and across all stairwells and walkways as shown on the above described plats of the 0.158 Acre property, said reservation being unto the Sponsor herein, its successors, assigns and Grantees.

FURTHER, SAVE AND EXCEPT THEREFROM, title to and ownership of all water and sewer lines located on said Parcel or hereafter installed thereon, together with all pipes, pumps, pumping stations, or other equipment or facilities located thereon, together with an easement to such lines, equipment or facilities to allow for the maintenance, repair or replacement of such lines, facilities or equipment or for the purpose of installing additional lines, equipment or facilities thereon from time to time.

FURTHER, Sponsor expressly reserves unto itself, its successors and assigns, the right to install lines, equipment and facilities for utility and drainage purposes and to grant easements over the 0.158 Acre Parcel property for the installation of additional lines, equipment or facilities for utility and drainage purposes from time to time.

FURTHER, Sponsor does likewise reserve unto itself, its successors or assigns, the right to grant similar easements, as described hereinabove, in favor of, but not necessarily limited to, future phases of the Treetops Horizontal Property Regime over and across the 0.158 Acre Parcel property.

**EASEMENTS:**

**ALSO**, a non-exclusive easement for the encroachment, use of, ingress and egress on, over and through that overhead walkway with concrete walkway below, including stair towers, located on the contiguous property as shown and depicted in the above mentioned plat of record.

The above property is submitted to the Treetops Horizontal Property Regime subject to all existing restrictions, covenants, conditions and easements of record in the R.M.C. Office for Beaufort County, South Carolina, including, but not necessarily limited to the following matters:

(a) Beaufort County and Town of Hilton Head Island Real Property Taxes and special assessments, if any, for the year 1992 and subsequent years.

(b) Covenants, rights, restrictions, conditions, easements, options and assessments as created or reserved in, or shown by instruments recorded in the R.M.C. Office for Beaufort County, including those as follows:

(i) Declaration of Rights, Restrictions, Conditions, etc. which constitute Covenants Running with Certain Lands of The Hilton Head Company dated January 28, 1956, recorded in Deed Book 78 at Page 306 on February 27, 1956;

(ii) Conveyance of Rights from The Hilton Head Company in favor of Sea Pines Plantation Company, dated October 28, 1970, recorded in Deed Book 178 at Page 243 on November 2, 1970;

(iii) Warranty deed of Sea Pines Plantation Company in favor of Ocean Ventures, a Limited Partnership, dated November 9, 1970, recorded in Deed Book 179 at Page 18 on November 9, 1970; and

(iv) Deed of Sea Pines Plantation Company in favor of Treetops Associates, dated February 14, 1974, recorded in Deed Book 218 at Page 144 on February 19, 1974.

(c) Easements for installation and maintenance of power, telephone, gas, water and sewer lines referred to in that certain instrument recorded in the R.M.C. Office for Beaufort County, in Deed Book 229 at Page 1541, as "in or over a strip of subject property 5 feet in width contiguous and parallel to the rights-of-way of Cordillo Parkway, LeMoyne Avenue, Woodward Avenue and the Southern Property line of Tract OV."

(d) Liability, if any, occasioned by the lack of any right of access to the land other than from that 100 foot right-of-way known as Cordillo Parkway, which abuts the land on the northerly side. (N.B. It is noted that the land is abutted on the northeast by property designated as "LeMoyne Avenue 100, R/W", all as shown on the plat referred to above).

(e) Any conditions, easements and rights as set forth in the Master Deed of Treetops Limited Partnership, a South Carolina Partnership, establishing Treetops Horizontal Property Regime, said Master Deed being dated December 14, 1983, recorded in the R.M.C. Office for Beaufort County, South Carolina, in Deed Book 384 at Pages 259-334 on December 19, 1983, and re-recorded on December 30, 1983, in Deed Book 385 at Pages 107-179, as re-recorded on February 3, 1984, in Deed Book 387 at Pages 1110-1187, as amended by Amendment to Master Deed dated September 10, 1984, recorded on February 5, 1985, in Deed Book 412 at Pages 1148-1157; and as further amended by the Second Amendment to Master Deed dated December 27, 1985, and recorded January 9, 1986, in Deed Book 438 at Page 1616, et seq; and as further amended by the Third Amendment to Master Deed and Technical Correction to Third Amendment recorded in Deed Book 473, Page 1160 and Deed Book 474, Page 131 respectively; and as further amended by the Fourth Amendment to Master Deed recorded in Deed Book 482 at Page 64, as further amended by the Fifth Amendment to Master Deed recorded in Deed Book 488 at Page 15, as further amended by the Sixth Amendment to Master

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Deed recorded in Deed Book 492 at Page 2207, and as further amended by the Seventh Amendment to Master Deed recorded in Deed Book 495 at Page 973, and as further amended by the Eighth Amendment to Master Deed recorded in Deed Book 500 at Page 820; and as further amended by the Ninth Amendment to Master Deed recorded in Deed Book 513 at Page 1522; and as further amended by the Tenth Amendment to Master Deed recorded in Deed Book 529 at Page 2386; and as further amended by the Eleventh Amendment to Master Deed recorded in Deed Book 540 at Page 589; and as further amended by the Twelfth Amendment to Master Deed recorded in Deed Book 554 at Page 1550; and as further amended by the Thirteenth Amendment to Master Deed recorded in Deed Book 569 at Page 354; and as further amended by the Fourteenth Amendment to Master Deed recorded in Deed Book 578 at Page 737; and as further amended by the Fifteenth Amendment to Master Deed recorded in Deed Book 582 at Page 714; and as further amended by the Sixteenth Amendment to Master Deed recorded in Deed Book 615 at Page 1981; and as further amended by this Seventeenth Amendment.

The property intended to be conveyed herein is a portion of the same property conveyed to Treetops II Partnership deed of Corlewood Dunes Partnership recorded on May 2, 1985, in Deed Book 418 at Page 1361.

BETHEA, JORDAN  
& GRIFFIN, P.A.  
ATTORNEYS AND  
COUNSELORS AT LAW

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TREETOPS HORIZONTAL PROPERTY REGIME - PAGE 12

EXHIBIT "B" TO SEVENTEENTH AMENDMENT TO MASTER DEEDTREETOPS HORIZONTAL PROPERTY REGIME

DESCRIPTION OF PHASE I, PHASE IIabc, PHASE IIId, PHASE IIe,  
PHASE IIIf, PHASE IIg, PHASE IIIa, PHASE IIIf, PHASE IIIf, PHASE  
IVa, PHASE IVb, PHASE IVc, PHASE IVd, RECREATION PARCEL,  
PHASE IVe, AND PHASE IVf, and 0.158 ACRE PARCEL

Set forth below is the perimeter legal description of the Treetops Horizontal Property Regime effective with the filing of this Seventeenth Amendment:

All those certain pieces, parcels or tracts of land situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, having and containing a total of 6.641 acres, 0.678 AC, 0.682 AC, 0.503 AC, 0.915 acres, 1.770 acres, 0.264 acres, 0.355 acres, 0.720 acres, 0.499 AC, 1.545 AC, 0.977 AC, 0.423 AC, 0.420 AC, 0.411 AC, 0.136 AC, 0.314 AC, 1.227 AC, and 0.158 AC, more or less, and being shown and described on a plat entitled "An As Built Survey of Phases IVa - IVf, Treetops Horizontal Property Regime, a Section of Ocean Breeze at Treetops, Hilton Head Island, Beaufort County, South Carolina", said plat being dated April 26, 1990, and latest revised November 20, 1992, said plat being prepared by Surveying Consultants of Hilton Head, Inc., Terry G. Hatchell, R.L.S. (S.C.) #11059 to be recorded in the R.M.C. Office for Beaufort County, South Carolina. Said property is more particularly described as follows, to-wit:

Beginning at the concrete monument found which marks the intersection of that certain 100' foot right-of-way known as Cordillo Parkway and that certain 100' foot right-of-way known as LeMoyn Avenue; and proceeding from said Point S26°08'00"E for a distance of 979.60 feet to a concrete monument found; thence proceeding S63°52'00"W for a distance of 264 feet to a concrete monument found; thence proceeding N26°08'00"W for a distance of 54.49 feet to a concrete monument found; thence proceeding S63°52'00"W for a distance of 102.15 feet to a concrete monument found; thence proceeding S35°38'00"E for a distance of 5.07 feet to a concrete monument found; thence proceeding S64°15'12"W for a distance of 104.55 feet to a point; thence proceeding S04°15'17"E for a distance of 35 feet to a point; thence proceeding S56°06'27"W for a distance of 22.54 feet to a concrete monument; thence proceeding S03°33'07"W for a distance of 65 feet to a concrete monument; thence proceeding S11°39'20"E for a distance of 47.15 feet to a concrete monument; thence proceeding S63°51'42"W for a distance of 60.89 feet to a concrete monument; thence proceeding S26°08'18"E for a distance of 62.17 feet to a concrete monument; thence proceeding S63°51'42"W for a distance of 399.88 feet to the

EXHIBIT "B" TO SEVENTEENTH AMENDMENT TO MASTER DEED  
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concrete monument; then proceeding N26°08'18"W for a distance of 441.69 feet to a concrete monument; thence proceeding N63°52'00"E for a distance of 92.99 feet to a concrete monument; thence proceeding S42°32'17"E for a distance of 124.88 feet to a concrete monument; thence proceeding S71°33'21"E for a distance of 42.43 feet to a point; thence proceeding N64°05'31"E for a distance of 94.14 feet to a point; thence proceeding S25°49'37"E for a distance of 57.42 feet to a point; thence proceeding S25°49'37"E for a distance of 16.21 feet to a point; thence proceeding S70°17'09"E for a distance of 50.42 feet to a point; thence proceeding N24°04'54"E for a distance of 15.69 feet to a point; thence proceeding N08°03'05"E for a distance of 42.51 feet to a point; thence proceeding N28°02'01"E for a distance of 41.39 feet to a point; thence proceeding N47°03'44"W for a distance of 53.11 feet to a point; thence proceeding N34°18'27"W for a distance of 53.11 feet to a point; thence proceeding N27°55'49"W for a distance of 86.17 feet to a point; thence proceeding N26°08'00"W for a distance of 27.04 feet to a point; thence proceeding S63°52'00"W for a distance of 68.03 feet to a point; thence proceeding S26°08'00"E for a distance of 25.03 feet to a point; thence proceeding S63°52'00"W for a distance of 259.59 feet to a point; thence proceeding N26°08'00"W for a distance of 154.00 feet to a point; thence proceeding N26°08'00"W for a distance of 274.87 feet to a concrete monument found; thence proceeding N48°38'00"E for a distance of 984.57 feet to a point which marks the Point of Commencement.

SAVE AND EXCEPT THEREFROM, that certain piece, parcel or tract of land situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, being shown and described as "Future Phase" on the aforementioned plat of record, said parcel designated as a portion of the Future Phase property as hereinafter described;

For a more detailed description as to the courses, metes, bounds and distances and location of the above described property, reference may be had to the above mentioned plats of record. In case of conflict, if any, between the above described metes and bounds, courses and distances description and the said plat of record, said plat shall be controlling.

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EXHIBIT "C" TO SEVENTEENTH AMENDMENT TO MASTER DEED  
TREETOPS HORIZONTAL PROPERTY REGIME

Reference is made herein to a plat entitled "As Built Plat of 0.158 Acres, A Portion of Ocean Breeze at Treetops, Hilton Head Island, Beaufort County, South Carolina", said plat being dated November 12, 1991, and prepared by Surveying Consultants of Hilton Head, Inc., Terry G. Hatchell, R.L.S. (S.C.) #11059 and to be recorded in the R.M.C. Office for Beaufort County, South Carolina.

MDF:jt14:DOC:TREETOPS.17A  
12/30/92

BETHEA, JORDAN  
& GRIFFIN, P.A.  
ATTORNEYS AND  
COUNSELORS AT LAW

EXHIBIT "C" TO SEVENTEENTH AMENDMENT TO MASTER DEED  
TREETOPS HORIZONTAL PROPERTY REGIME - PAGE 15

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|--|----------------------------|------------------------|
| FILED<br>AT  | BEAUFORT<br>COUNTY<br>S.C. | RECORDED<br>IN<br>BOOK |
| <i>11-22</i>   | DEC 31 1992                | <i>615</i>             |
| CLOCK  |                            | PAGE                   |
| <i>A</i>   |                            | <i>2008</i>            |
| <i>Shirley A. ...</i><br>REGISTER OF MESNE CONVEYANCES |                            |                        |

RECORDED THIS 25<sup>th</sup> DAY  
 OF January 1993  
 IN BOOK 4 PAGE 703A  
 FEES \$ *Mary A. ...*  
 AUDITOR, BEAUFORT COUNTY, S. C.

92 DEC 21 AM 10:22

BEAUFORT COUNTY  
SOUTH CAROLINA  
REGISTER OF MESNE CONVEYANCES