

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

MASTER DEED AMENDMENT

THE GATHERINGS, INC.)
TO)
THE GATHERINGS HORIZONTAL)
PROPERTY REGIME I)

ANNEXATION DECLARATION OF
PHASE XXVIII
AMENDMENT TO MASTER DEED

WHEREAS, on the 27th day of September, 1984, THE GATHERINGS, INC., hereinafter referred to as Grantor established THE GATHERINGS HORIZONTAL PROPERTY REGIME I by Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622, which said Master Deed and the Exhibits attached thereto are incorporated herein by this reference thereto; and

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WHEREAS, the aforesaid Master Deed contained the plan of development and other matters necessary for a one hundred (100) phased condominium regime as required by Title 12, Chapter 31 of the Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, upon the recording of the aforesaid Master Deed by Grantor, Phase I was established and dedicated to the Regime; and

WHEREAS, in the aforesaid Master Deed, Grantor reserved the sole right to develop and submit Phases II (2) through C (100) to condominium ownership and to amend the provisions of said Master Deed, including the By-Laws and other Exhibits attached thereto; and

WHEREAS, the Grantor has heretofore dedicated Phase I by instrument filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622 to the plan of the Regime by Annexation Declaration and Amendments to Master Deed; and

WHEREAS, the Grantor has heretofore dedicated Phases II, IV, VI, VII, XII, XVI, XVII, XIX, XX, XXII, and XXXVII to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 711; and

WHEREAS, the Grantor has heretofore dedicated Phases XXV, XXVI, XXIX, XXXIII, XXXIV, XXXV, and XXXVI to the plan of the Regime by Annexation Declaration and Amendments to Master Deed filed in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 406 at Page 333; and

WHEREAS, in the aforesaid Master Deed, Grantor reserved the sole right to develop and submit Phase XXVIII to condominium ownership and to amend the provisions of said Master Deed, including the By-Laws and other

BEAUFORT COUNTY TAX MAP REFERENCE				
Dist	Map	Submap	Parcel	Block
100	41		157	



Exhibits attached thereto; and

WHEREAS, the Grantor is the owner, in fee simple absolute, of the real property and improvements, consisting of Phase XXVIII of THE GATHERINGS, INC., as more particularly shown and described on Exhibit A hereto attached and by this reference made a part hereof, which property the Grantor does hereby subject by this Amendment, to the terms of the Master Deed of THE GATHERINGS HORIZONTAL PROPERTY REGIME I dated September 27, 1984 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622; and

WHEREAS, the Grantor has reallocated the undivided interest in the common elements in accordance with Section 27-31-100 of the Code of Laws of South Carolina, 1976, as it is shown on Exhibit D of the Master Deed hereinabove referred to.

NOW THEREFORE, and for the purpose, THE GATHERINGS, INC., hereby amends the Master Deed of THE GATHERINGS HORIZONTAL PROPERTY REGIME I recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 404 at Page 622, as amended in Deed Book 404 at Page 711, and as amended in Deed Book 406 at Page 333; as follows:

1. Phase XXVIII consisting of Unit # 40, comprising 0.123 acres and all improvements thereon, is more fully described on Exhibit A attached hereto and by this reference made a part hereof is hereby incorporated into the Master Deed and the Regime.
2. As set forth in the Master Deed, the Grantor hereby reaffirms the reservation unto itself of certain rights, powers and authorities, including without limitation the right to further expand the condominium by adding all or any portion of the remaining additional land to the provisions of the Master Deed and to include same as part of the condominium.
3. Each of the words used in this Amendment to the Master Deed shall have the meaning given to each term in the Master Deed and By-Laws of the Condominium.
4. Except as modified by this Amendment, the Grantor ratifies and confirms all of the terms and provisions of the Master Deed and By-Laws of THE GATHERINGS HORIZONTAL PROPERTY REGIME I.

IN WITNESS WHEREOF, THE GATHERINGS, INC., has caused this Amendment to the Master Deed to be executed this 20th day of November, 1984.

SIGNED, SEALED AND DELIVERED

Pat M. Davis
James

THE GATHERINGS, INC.

BY

George Lumley
GEORGE LUMLEY

ATTEST:

William H. Blount
WILLIAM H. BLOUNT

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STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

P R O B A T E

PERSONALLY appeared before me PAT M. DAVIS, who, on oath, says that she saw the within named THE GATHERINGS, INC., by GEORGE LUMLEY, its President and WILLIAM H. BLOUNT, its Secretary sign the within Amendment to the Master Deed and attest the same and the said Corporation, by said Officers, seal said Amendment to the Master Deed, and as its act and deed, deliver the same, and that she with SHERWOOD N. FENDER witnessed the execution thereof.


PAT M. DAVIS

SWORN TO before me this
20th day of November, 1984.


Notary Public for S. C.
My Commission Expires: 4-11-89

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THE GATHERINGS HORIZONTAL PROPERTY REGIME I

EXHIBIT A

ALL those certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being more particularly shown and described as Phase XXVIII containing 0.123 acres in THE GATHERINGS HORIZONTAL PROPERTY REGIME I on a plat prepared by Sea Island Engineering, Inc., Benjamin Wilson, R.L.S., dated September 14, 1984 as revised October 9, 1984 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 32 at Page 151. For a more detailed description as to metes and bounds, courses and distances of said phase, reference is craved to the above referred to plat of record.

This property is a portion of the property conveyed to THE GATHERINGS, INC., by deed of Winifred U. Blount dated May 7, 1983 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 370 at Page 171.

RECORDED THIS 4th DAY
OF December 1984
IN BOOK P PAGE 1183
FEES, \$
Mary Ann Gray / PSH
AUDITOR, BEAUFORT COUNTY, S. C.

Ferden
FILED IN DEED - M BOOK 408 PAGE 705
FILED AT 110000 ON 11/28/84 56959
BOOK NUMBER 408 PAGES 702- 705
FILING FEE 4.00
STATE STAMPS .00
COUNTY STAMPS .00
TOTAL FEES 4.00
HENRY JACKSON
CLERK OF COURT BFT CNTY, SC