

2/00

15427

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

737

**FOURTEENTH  
 AMENDMENT TO MASTER DEED  
 OF TREETOPS HORIZONTAL  
 PROPERTY REGIME  
 (Recreation Parcel)**

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 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; and

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

WHEREAS, said future phase property 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

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

**BEAUFORT COUNTY TAX MAP REFERENCE**

Dist	Map	Sub	Parcel	Block
* 5/0	18		250M	

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 said Treetops II Partnership filed a Second Amendment to Master Deed which had the effect of adding Phase IIabc, which Second Amendment was filed of record in the RMC Office for Beaufort County, South Carolina, on January 9, 1986, in Deed Book 438 at Page 1616; 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

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 within Sponsor filed a Third Amendment to Master Deed dated effective March 18, 1987, which Third Amendment was 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, which Third Amendment had the effect of adding Phase IIc; and

WHEREAS, the within Sponsor filed a Fourth Amendment to Master Deed dated effective July 10, 1987, which Fourth Amendment was filed of record in the RMC Office for Beaufort County, South Carolina, on July 22, 1987, in Deed Book 482 at Page 64, which Fourth Amendment had the effect of adding Phase IIe; and

WHEREAS, the within Sponsor filed a Fifth Amendment to Master Deed dated October 20, 1987, which Fifth Amendment was filed of record in the RMC Office for Beaufort County, South Carolina on October 23, 1987 in Deed Book 488 at Page 915, which Fifth Amendment had the effect of adding Phase IIg; and

WHEREAS, the within Sponsor filed a Sixth Amendment to Master Deed dated December 17, 1987, which Sixth Amendment was filed of record in the RMC Office for Beaufort County, South Carolina on December 18, 1987, in Deed Book 492 at Page 2207, which Sixth Amendment had the effect of adding Phase IIIa; and

WHEREAS, the within Sponsor filed a Seventh Amendment to Master Deed dated January 27, 1988, which Seventh Amendment was 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, which Seventh Amendment had the effect of adding Phase IIIb; and

WHEREAS, the within Sponsor filed an Eighth Amendment to Master Deed dated April 27, 1988, which Eighth Amendment was 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, which Eighth Amendment had the effect of adding Phase IIIc; and

WHEREAS, the within Sponsor filed a Ninth Amendment to Master Deed dated October 11, 1988, which Ninth Amendment was 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, which Ninth Amendment had the effect of adding Phase IIg; and

WHEREAS, the within Sponsor filed a Tenth Amendment to Master Deed dated May 30, 1989, which Tenth Amendment was 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, which Tenth Amendment had the effect of adding Phase IVa; and

WHEREAS, the within Sponsor filed an Eleventh Amendment to Master Deed dated November 8, 1989, which Eleventh Amendment was 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, which Eleventh Amendment had the effect of adding Phase IVb; and

WHEREAS, the within Sponsor filed a Twelfth Amendment to Master Deed dated June 1, 1990, which Twelfth Amendment was 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, which Twelfth Amendment had the effect of adding Phase IVc; and

WHEREAS, the within Sponsor filed a Thirteenth Amendment to Master Deed executed on September 28, 1990, which Thirteenth Amendment was 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, which Thirteenth Amendment had the effect of adding Phase IVd; and

WHEREAS, the within Sponsor, by the filing of this Fourteenth Amendment to Master Deed is desirous of adding and does hereby add

the Recreation Parcel to the Treetops Horizontal Property Regime, under the terms and conditions set forth herein.

WHEREAS, the within Sponsor, by the filing of this Fourteenth Amendment to Master Deed is desirous of adding and does hereby add the Recreation 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. GENERAL NARRATIVE:

(a) Reference is made to the general narrative description contained in Section 2 of the Second Amendment to Master Deed dated December 27, 1985, and recorded January 6, 1986, in Deed Book 438 at Page 1616, which Second Amendment is incorporated by reference herein. Since the filing of the Second Amendment, additional planning and permitting has taken place by the Sponsor herein, and its predecessors, with respect to site design, land planning and building design for future phases of the Treetops Horizontal Regime. This Fourteenth Amendment has for its purpose to add the sub-phase of the Phase IV property known as the Recreation Parcel property. This sub-phase consists solely of the third swimming pool to be made part of the Regime. There are no additional apartments to be added to the Regime through this Amendment. Sponsor expressly ratifies the reservation rights for modification to the floor plans, site layout and design for future sub-phases in Phase IV. It is likely that the total number of Apartments to be constructed in these future sub-phases will be different than the number referenced in the aforementioned Second Amendment, but in no event will the total number be larger. The phasing schedule which was referenced in the Second Amendment as a proposed construction phasing schedule, will likewise be modified based upon current plans of the Sponsor herein. The intent, however, is that there will still be a sub-phasing schedule for the remaining Apartments to be developed in Phase IV. More specific detail as to sub-phases within Phase IV will be provided in subsequent Amendments.

(b) Notwithstanding the above, it may be possible to combine certain sub-stages of an overall phase. In other words, the timing of construction of the respective sub-stages (i.e. sub-phases) might be close enough that where two or more sub-stages would be combined into a single amendment. Such was the situation in the Fourth Amendment where sub-phases IIa, IIb and IIc were

combined and designated "Phase IIabc." As this current sub-phase<sup>741</sup> only involves the one swimming pool facility, it is designated herein as "Recreation Parcel."

3. CREATION/ADDITION OF RECREATION 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 Recreation Parcel 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 IIf, Phase IIg, Phase IIIa, Phase IIIb, Phase IIIc, Phase IVa, Phase IVb, IVc and IVd and the within property designated as Recreation 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 IIf, Phase IVb, Phase IIIa, Phase IIIb, Phase IIIc, Phase IVa, Phase IVb, Phase IVc, IVd and Recreation Parcel properties.

4. LAND: Sponsor is the sole owner of the land described in Exhibit "A" herein, which land is shown on a plat which shall be attached hereto and recorded simultaneously herewith as Exhibit "C."

5. RECREATION 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 four, together with the 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 the Horizontal Property Act of South Carolina.

6. IMPROVEMENTS: The improvements constructed on and forming a part of the Property are as depicted in an "as built" survey of the Property prepared by Surveying Consultants of Hilton Head, Inc., Terry G. Hatchell, R.L.S. (S.C.) #11059 which is hereby attached as Exhibit "C."

7. ACREAGE (This sub-phase/addition): That the Property comprising the Recreation Parcel and being hereby added to the Property of the Treetops Horizontal Property Regime has a total of 0.136 acres.

8. 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 IID, Phase IIe, Phase IIf, Phase IIg, Phase IIIa, Phase IIIb, Phase IIIc, Phase IVa, Phase IVb, Phase IVc, Phase IVd and Recreation Parcel property, has a total of approximately 16.939 acres.

9. COMMON ELEMENTS. All of the Property comprising the Recreation 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 IID, Phase IIe, Phase IIf, Phase IIg, Phase IIIa, Phase IIIb, Phase IIIc, Phase IVa, Phase IVb, Phase IVc, Phase IVd, and Recreation Parcel property, shall be as set forth in the Master Deed establishing the Treetops Horizontal Property Regime, and as set forth hereinabove.

10. PERCENTAGE OF INTEREST IN APARTMENTS: As the sole purpose of this Amendment is to add the swimming pool facility 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 IID, Phase IIe, Phase IIf, Phase IIg, Phase IIIa, Phase IIIb, Phase IIIc, Phase IVa, Phase IVb, Phase IVc, Phase IVd and Recreation 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 "C" to the Thirteenth Amendment.

11. REAFFIRMATION OF MASTER DEED PROVISIONS: The purpose of this Amendment is to add the Recreation Parcel property to the Treetops Horizontal Property Regime so as to make it an integral part of said Regime, and to describe 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 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 19th day of June, in the year of Our Lord one thousand nine hundred and ninety-one and in the two hundred and fifteenth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

COLLEGE INVESTMENTS OF S.C.,  
INC.

Shelia Donald  
Sharon H. Mulkey

By: L. Gary Gilliam  
Attest: Diann F. Hannon

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF GREENVILLE )

P R O B A T E

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 Diann F. 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 Sharon H. Mulkey witnessed the execution thereof.

Shelia Donald

SWORN to before me this  
19th day of June, 1991.

Sharon H. Mulkey  
Notary Public for South Carolina  
My Commission Expires: 6/30/97

INDEX OF EXHIBITS

744

FOURTEENTH AMENDMENT TO MASTER DEED TREETOPS HORIZONTAL  
PROPERTY REGIME (Recreation Parcel)

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
"A"	Legal Description of Recreation Parcel and Easements
"B"	Real Property Description (Phase I, Phase IIabc, Phase IIId, Phase IIe, Phase IIIf, Phase IIg, Phase IIIa, IIIb, Phase IIIc, Phase IVa, Phase IVb, Phase IVc, Phase IVd and Recreation Parcel)
"C"	As-Built Survey (Recreation Parcel)

MDP:TREETOPS.14



EXHIBIT "A" TO FOURTEENTH AMENDMENT TO MASTER DEED

TREETOPS HORIZONTAL PROPERTY REGIME

745

LEGAL DESCRIPTION OF RECREATION 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 0.136 acres, more or less, and being shown and described as "Recreation Parcel" on a plat entitled "An As Built Survey of Phases IVa - IVe, 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 June 14, 1991, said plat being prepared by Surveying Consultants of Hilton Head, Inc., Terry G. Hatchell, R.L.S. (S.C.) #11059 and being recorded in the R.M.C. Office for Beaufort County, South Carolina, in Plat Book 41 at Page 107, a copy of which is attached hereto as Exhibit "C". 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 428.87 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 along a tie line S71°33'21"E for a distance of 42.43 feet to a concrete monument which marks the Point of Beginning for the Recreation Parcel; from said Point of Beginning proceeding S26°05'27"E for a distance of 71.11 feet to a concrete monument; thence proceeding N64°05'31"E for a distance of 37.95 feet to a concrete monument; thence proceeding N25°44'49"W for a distance of 13.22 feet to a concrete monument; thence proceeding N63°36'36"E for a distance of 55.84' to a concrete monument; thence proceeding N25°49'37"W for a distance of 57.42 feet to a concrete monument; thence proceeding S64°05'31"W for a distance of 94.14 feet to the concrete monument 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 Recreation Parcel, 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.

TOGETHER WITH the right of pedestrian ingress and egress to and from the above described Recreation Parcel across parking areas and lands of Sponsor lying between said Recreation Parcel and property shown and depicted as "Phase IVd" on the hereinabove said plat of record.

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

FURTHER, SAVE AND EXCEPT THEREFROM, the right of ingress and egress over and across all roads and walkways shown on the above described plat of the Recreation Parcel, said reservation being made 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 further improve the Recreation Parcel property by constructing or installing in its discretion additional recreational amenities to be utilized for the future phases of the Treetops Horizontal Property Regime, if applicable to be designated in the future.

FURTHER, Sponsor expressly reserves unto itself, its successors and assigns, and its invitees the right to use the Recreation Parcel in conjunction with the marketing, sale, and promotion of sale of Apartments in the future phases of the Treetops Horizontal Property Regime.

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 Recreation 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 Recreation Parcel property.

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 1991 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,

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 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 41 at Page 107; and as further amended by this Fourteenth Amendment to Master Deed.

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.

TREETOPS HORIZONTAL PROPERTY REGIME

749

DESCRIPTION OF PHASE I, PHASE IIabc, PHASE IID, PHASE IIE  
PHASE IIF, PHASE IIg, PHASE IIIa, PHASE IIIb, PHASE IIIC  
PHASE IVA, PHASE IVb, PHASE IVc, PHASE IVd, AND RECREATION PARCEL

Set forth below is the perimeter legal description of the Treetops Horizontal Property Regime effective with the filing of this Fourteenth 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, and 0.136 AC, more or less, and being shown and described on a plat entitled "An As Built Survey of Phases IVa - Ivc, 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 June 14, 1991, said plat being prepared by Surveying Consultants of Hilton Head, Inc., Terry G. Hatchell, R.L.S. (S.C.) #11059 and being recorded in the R.M.C. Office for Beaufort County, South Carolina, in Plat Book 38 at Page 189. 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 LeMoyné 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 distance of 35 feet to a point; thence proceeding S56°06'2-7"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 concrete monument; then proceeding N26°08'18"W for a distance of 331.96 feet to a concrete monument; thence proceeding

N79°31'48"E for a distance of 85.46 feet to a concrete monument; thence proceeding N48°03'49"E for a distance of 47.76 feet to a concrete monument; thence proceeding S20°01'4-6"E for a distance of 172.77; thence proceeding S80°34'11"E for a distance of 61.50 feet to a concrete monument; thence proceeding N63°51'42"E for a distance of 100.33 feet to a concrete monument; thence N26°08'18"W for a distance of 45.02 feet to a concrete monument; thence proceeding N24°04'54"E for a distance of 50.97 feet; thence proceeding N08°03'05"E for a distance of 42.51 feet to a concrete monument; thence proceeding N28°02'01"E for a distance of 72.27 feet to a concrete monument; thence proceeding N63°51'42"E for a distance of 94.08 feet; thence proceeding N26°08'00"W for a distance of 289.16 feet to a point; thence proceeding S63°52'00"W for a distance of 80 feet to a point; thence proceeding S26°08'00"E for a distance of 118.94 feet to a point; thence proceeding S63°52'00"W for a distance of 68.31 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.

TOGETHER WITH that certain piece, parcel, or tract of land known as the "Recreation Parcel," described by courses, distances, metes and bounds as follows:

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 known as Woodward Avenue and proceeding from said point of commencement S26°08'00"E for a distance of 428.87 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 along a tie line S71°33'21"E for a distance of 42.43 feet to a concrete monument which marks the Point of Beginning for the Recreation Parcel; from said Point of Beginning proceeding S26°05'27"E for a distance of 71.11 feet to a concrete monument; thence proceeding N64°05'31"E for a distance of 37.95 feet to a concrete monument; thence proceeding N25°44'49"W for a distance of 13.22 feet to a concrete monument; thence proceeding N63°36'36"E for a distance of 55.84' to a concrete monument; thence proceeding N25°49'37"W for a distance of 57.42 feet to

751

a concrete monument; thence proceeding S64°05'31"W for a distance of 94.14 feet to the concrete monument which marks the Point of Beginning.

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 0.158 AC", 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 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.

NDP:TREETOPS.14

RECORDED THIS 18<sup>th</sup> DAY  
 OF July 1991  
 IN BOOK X PAGE 446  
 FEES, \$                       
                      
 AUDITOR, BEAUFORT COUNTY, S. C.  
 BEAUFORT

BJ-6

FILED AT	BEAUFORT COUNTY S.C.	RECORDED IN BOOK
9:39		578
O'CLOCK	JUL 1 1991	PAGE
A		737
<u>                    </u> REGISTER OF MESNE CONVEYANCES		